

**209 Patterson Hill SW**  
**Calgary, Alberta**

**MLS # A2214569**



**\$899,900**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,422 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Baseboard, Electric, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Suspended Ceiling, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Incredible 3-bedroom 3-bathroom bungalow in quiet & desirable Patterson — Welcome home to 209 Patterson Hill SW! This home has been beautifully maintained and showcases a bright & spacious open concept layout on the main level with vaulted ceilings — perfect for everyday living & entertaining. The gourmet kitchen is complete with granite countertops, stainless steel appliances, corner pantry, center island & counter seating. A casual dining area and spacious living area are framed by large windows, a cozy gas fireplace, and patio doors with steps out to the deck & backyard with southwest exposure. An additional formal dining room ensures you have space for all your family and friends. The primary suite features a luxurious 4-piece ensuite bath with a jetted soaker tub & walk-in shower, a walk-in closet, & patio door access to the deck. A second spacious bedroom, 4-piece bathroom, and coveted main floor laundry complete the main level. Downstairs, you will find the 3rd bedroom and bathroom, a large & open recreation/family room with a built-in bar, and a storage/utility room. Don't miss the beautiful landscaping, mature trees, and double attached garage! Featuring a prime location close to beautiful Paskapoo Ravine, Winsport Park, Westside Recreation Centre & an abundance of shopping/dining amenities. Easy access throughout the city on nearby Stoney Tr, close to LRT/transit, & only 50 minutes to Canmore! Book your viewing today!