

$ 888,800.00

347 PATTERSON BOULEVARD SW CALGARY

https://paulbrinton.com

- 3 beds
- 3 baths
- Detached
- Residential
- Active

Welcome home to this elegant, bright, air-conditioned bungalow in sought-after Patterson Hills. Backing on to an environmental reserve, this rare find has all the upgrades! Built by Morrison Homes, original owner, sitting on a 6458 sq. ft. lot of low maintenance landscaping, offering over 3200+ SQ FT of total living...

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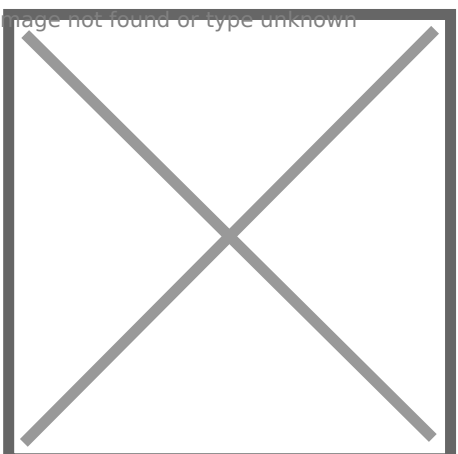

BASIC FACTS

Style: Bungalow

MLS ® #: A1150090

Type: Detached

Bedrooms: 3

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-16 18:37:12

Bathrooms: 3

Bedrooms Above Grade: 1

Date added: 10/02/21

Two Piece Bath: 1

Lot size: 6458 sq ft

Year built: 1998

Parking: Double Garage Attached, Garage Door Opener, Garage Faces Front

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 2

Water Source: Public

Community Features: Park,Schools Nearby,Playground,Shopping Nearby

Fencing: Fenced,Partial

Total Parking: 4

Flooring: Carpet,Ceramic Tile,Hardwood

Fireplace Features: Double Sided,Gas,Glass Doors,Living Room,Master Bedroom,Recreation Room

Exterior Features: Private Yard

District: CAL Zone W

Cooling: Central Air

Interior Features: Bookcases,Built-in Features,Closet Organizers,Crown Molding,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Tray Ceiling(s),Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound

Lot Features: Back Yard,Backs on to Park/Green Space,Environmental Reserve,Front Yard,Lawn,No Neighbours Behind,Landscaped,Underground Sprinklers,Waterfall

Roof Type: Cedar Shake

Heating Type: Forced Air,Natural Gas

Sewer Septic: Public Sewer

PROPERTY INFORMATION

Basement: Finished, Walk-Out

Levels: One

Laundry features: Laundry Room, Main Level

Zoning: R-C1

Transaction Type: For Sale

List Price Square Foot: $ 503.25

Title Land: Fee Simple

Photo Count: 49

Rooms Above Grade: 5

Unit Exposure: E

Construction Materials: Brick,Stucco,Wood Frame

Suite: No

Foundation: Poured Concrete

Frontage Metres: 16.00M 52`6"

Appliances: Bar Fridge,Dishwasher,Double Oven,Garage Control(s),Garburator,Induction Cooktop,Microwave,Refrigerator,Trash Compactor,Washer/Dryer Stacked,Window Coverings,Wine Refrigerator

Living Area SF: 1859.92

Subdivision Name: Patterson

Structure Type: House



Lot Size Acres: 0.15

Restrictions: Easement Registered On Title,Restrictive Covenant-Building Design/Size,Utility Right Of Way