



\$ 2,250,000.00

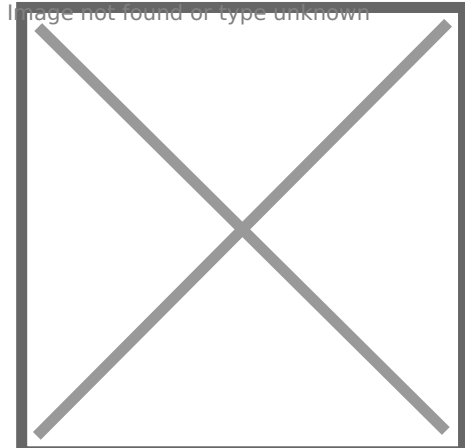
42 PATINA LANE SW CALGARY

<https://paulbrinton.com>

OPEN HOUSE - Saturday 20th November @ 2 PM-4 PM A property like none other, this spectacular 3-level hillside custom home with over 7000 sq ft of finished living space, has 2 walkout levels and includes Guest Quarters! Perfectly positioned, well thought out with no compromise on quality and craftsmanship....

- 5 beds
- 6 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: Bungalow

MLS ® #: A1136098

Type: Detached

Bedrooms: 5

Baths Half: 2

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-21 19:50:22

Bathrooms: 6

Bedrooms Above Grade: 1

Date added: 08/10/21

Two Piece Bath: 2

Lot size: 10097 sq ft

Year built: 1999

Parking: Driveway, Heated Garage, Oversized, Private Electric Vehicle Charging Station(s), See Remarks, Triple Garage Attached

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 4

Fireplace Features: Gas,Mantle,See Remarks

Exterior Features: Other

District: CAL Zone W

Interior Features: Bookcases,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,See Remarks,Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound

Total Parking: 3

Flooring: Carpet,Hardwood,See Remarks,Tile

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

Fencing: None

Cooling: Central Air

Lot Features: Corner Lot,Cul-De-Sac,Environmental Reserve,Low Maintenance Landscape,No Neighbours Behind,Reverse Pie Shaped Lot,Landscaped,Yard Lights,Private,See Remarks,Views



Roof Type: Concrete

Heating Type: Boiler,In Floor,Forced Air,Natural Gas,See Remarks

PROPERTY INFORMATION

Basement: Finished, Separate/Exterior Entry, Suite, Walk-Out	Levels: Three Or More
Laundry features: Laundry Room	Zoning: DC (pre 1P2007)
Transaction Type: For Sale	List Price Square Foot: \$ 855.28
Title Land: Fee Simple	Photo Count: 50
Rooms Above Grade: 5	Construction Materials: See Remarks,Stone,Stucco,Wood Frame
Suite: Suite - Illegal	Foundation: Poured Concrete,See Remarks
Frontage Metres: 31.32M 102`9"	Appliances: Bar Fridge,Dishwasher,Dryer,Electric Cooktop,Freezer,Garage Control(s),Garburator,Humidifier,Microwave,Oven-Built-In,Range Hood,Refrigerator,See Remarks,Washer,Window Coverings,Wine Refrigerator
Living Area SF: 2630.73	Subdivision Name: Patterson
Structure Type: House	Lot Size Acres: 0.23
Restrictions: Call Lister	

