

\$789,000 - 63 Patterson Rise Sw, Calgary

MLS® #A2197375

\$789,000

3 Bedroom, 3.00 Bathroom, 1,874 sqft

Residential on 0.18 Acres

Patterson, Calgary, Alberta

PATTERSON ESTATES Rare find! Welcome home to this lovely-well maintained 2 Storey Family home with double attached garage located on a quiet CRESCENT with an oversized SOUTH BACKYARD! This 3 bath, 2 1/2 bathroom home invites you into a Vaulted Foyer that flows into a large living room w/ cozy stone gas fireplace adjacent to a SPACIOUS open concept kitchen and dining room. Abundance of South facing windows create a bright sunny ambiance great for cooking and entertaining. Kitchen showcases an abundance of cabinetry and counter space, an oversized kitchen island, Stainless Steel Appliances and Pantry with built-in slide out drawers. Back door off of this area is ideally situated for quick access to children playing in the backyard and barbecuing. Oversized office is tucked in beside the front door for privacy and quiet! Powder room and Laundry room with extra cabinetry complete the main level. UPPER LEVEL: features an enormous Primary Retreat with ensuite and built-ins in closet, 2 Generous Additional bedrooms and a 4 pc bathroom. LOWER LEVEL: is developed with a large entertainment area, Library space, workshop and oversized Storage Room. Easy layout for further development. Attached double garage is insulated and drywalled. Close to Schools, Parks, Shopping, Bow Trail, Sarcee Trail and Stoney Trail making it the perfect property for a family to create their FOREVER HOME!



Built in 1987

Essential Information

MLS® #	A2197375
Price	\$789,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,874
Acres	0.18
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	63 Patterson Rise Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H2E5

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener
# of Garages	2

Interior

Interior Features	Bookcases, Closet Organizers
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Living Room

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Gentle Sloping, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2025
Days on Market	8
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Realty Professionals
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