

\$759,900 - 5012 Patricia Landing Sw, Calgary

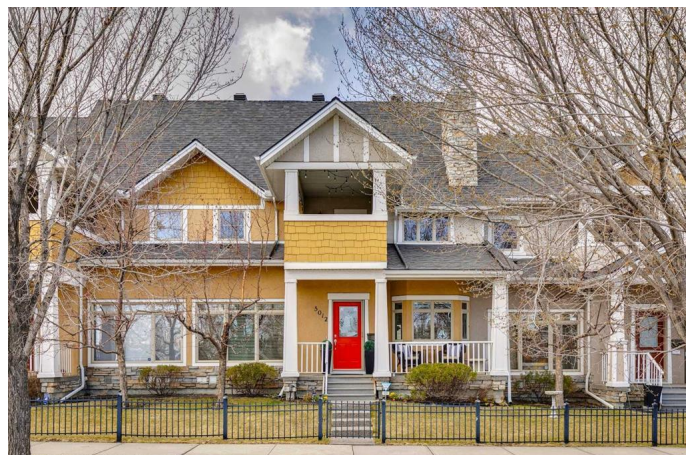
MLS® #A2212036

\$759,900

2 Bedroom, 4.00 Bathroom, 1,721 sqft
Residential on 0.06 Acres

Garrison Woods, Calgary, Alberta

OPEN HOUSE SATURDAY APRIL 26th
1-3pm. Beautiful townhome in a fantastic location FACING FLANDERS PARK with its walking paths + playground. Just a 5-minute walk to Garrison Village + Marda Loop shops and services plus easy access to Crowchild Trail and downtown. This townhome offers over 2625 square feet of top-quality living space with thoughtful upgrades and wonderful maintenance over the years. A fenced front yard leads to a covered front porch where you can relax and enjoy the park. The front entry leads to an open plan with 9â€™™ ceilings and large windows. The living room with vaulted ceilings and a gas fireplace adjoins a spacious dining room. Bright and open kitchen with sparkling quartz counters, upgraded lighting, new RO water system and walk-in pantry. The MAIN FLOOR PRIMARY SUITE will suit several buyer profiles. The bedroom enjoys park views and will easily hold a king size bed with nightstands. Also a well-organized walk-in closet and a generous 5-piece ensuite bath with a walk-in shower, soaking tub, double-vanity, storage tower, upgraded lighting and sparkling new quartz counters with new tap-sets. A renovated 2-piece powder room completes the main floor. A rear door leads to the west-exposure patio with gas for BBQ. MAIN FLOOR DOUBLE ATTACHED GARAGE with natural light and built-in shelving on 2 walls. On the upper level youâ€™™II find an open loft-loungeâ€™™large enough to serve multiple purposes, also with



9â€™ ceilings and large windows. Note the fabulous covered deck overlooking the park. A spacious 2nd bedroom, upgraded 4-piece bath and a perfect home-office complete this level. FULLY DEVELOPED LOWER LEVEL with 9â€™ ceilings and a level of finishing that is rare even in this complex: an entertainment centre with gas fireplace, built-ins and theatre speakers; full wet-bar; games room (pool table included); upgraded 4-piece bath; fitness-flex space and laundry. Note: the laundry can be moved to the main floor as there are connections in the pantry. Other features include: designer lighting and built-in speakers throughout; 2 year old furnace; rubber flooring in the flex-fitness room; additional storage cabinetry in the lower level and an extended rear patio. Very well managed complex. Seller will review any offers on Sunday at 4:00pm.

Built in 2005

Essential Information

MLS® #	A2212036
Price	\$759,900
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,721
Acres	0.06
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

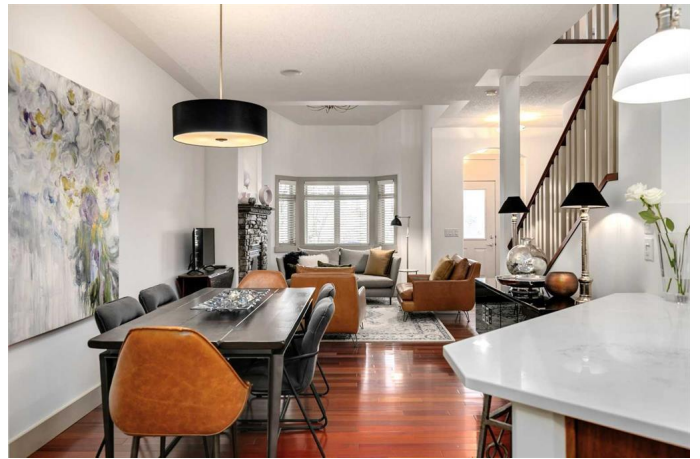
Community Information

Address	5012 Patricia Landing Sw
Subdivision	Garrison Woods

City Calgary
County Calgary
Province Alberta
Postal Code T2T 6P4

Amenities

Amenities None
Parking Spaces 2
Parking Double Garage Attached
of Garages 2



Interior

Interior Features Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Stove(s)
Heating Forced Air
Cooling None
Fireplace Yes
of Fireplaces 2
Fireplaces Gas
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features BBQ gas line
Lot Description Landscaped
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed April 23rd, 2025
Zoning M-CG

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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