

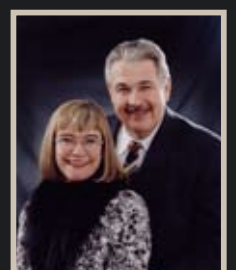
212 Patina Green SW



Elegant custom Laratta home designed by John Haddon featuring dark stained hardwood, grand foyer with soaring ceiling, formal dining room, amazing kitchen with custom cupboards and granite.



*Ellyn Mendham &
Tom Westcott*
realtors®



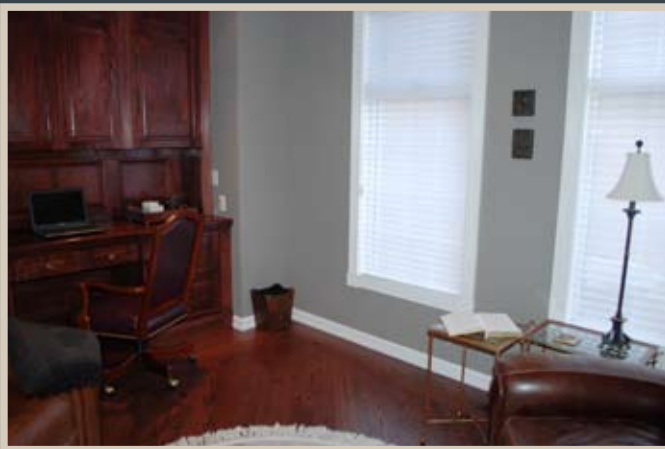
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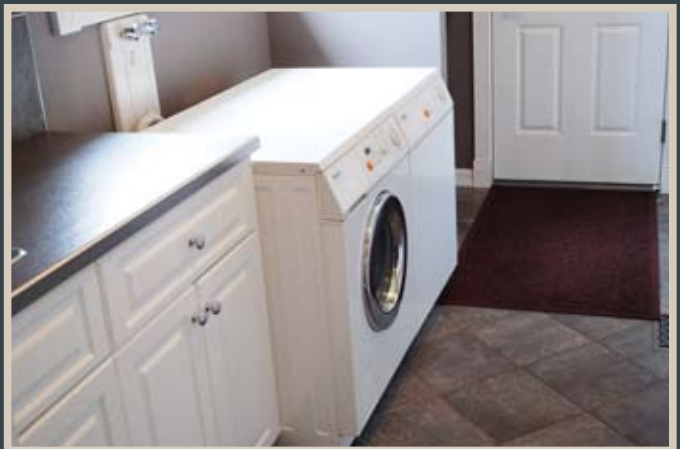
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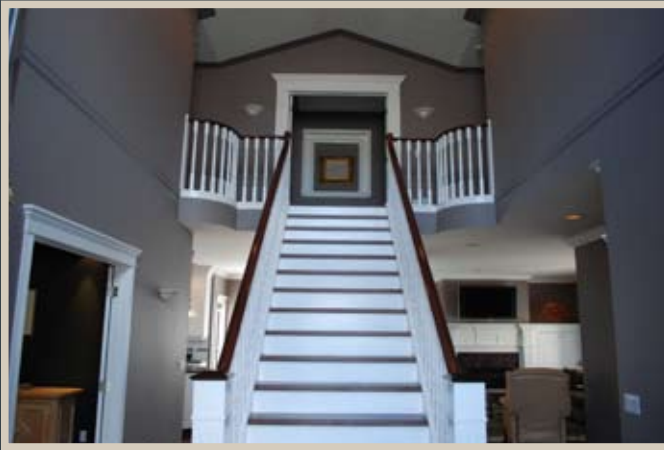
The great room features a built-in entertainment centre and gas fireplace. French doors open to the large, professionally landscaped yard. The separate dining room boasts a dropped ceiling with indirect lighting and 11 pot lights.



The main floor den offers an oak desk and built-in cabinets. Amazing kitchen with granite counters, center island, upscale appliances and 10' of additional full height wall cabinets.



212 Patina Green SW



An elegant staircase leads you upstairs where you'll find the spacious master suite with walk-in closet and well appointed five piece ensuite. Two guest bedrooms and another bath complete this level.



The home is situated on a huge beautifully landscaped lot backing to a park area and walkway.



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<i>Address</i>	212 Patina Green SW, Calgary			<i>Price</i>	\$889,000
<i>District</i>	Prominence Pattersen 047			<i>Mortgage</i>	T.A.C.T.
<i>Salesperson</i>	Ellyn Mendham & Tom Westcott				
<i>Phone</i>	403-259-4141				
<i>Lot</i>	Huge Irrg. Pie	<i>Ext Fin</i>	Stucco & Stone	<i>RPR / Year</i>	July 15, 1999
<i>Landscap</i>	Beautifully	<i>Heating</i>	2F-A & 2 A/C	<i>Compliance / Yr</i>	July 26, 1999
<i>Fenced</i>	Yes	<i>Flooring</i>	Hdwd, Crpt, Marble	<i>Zoning</i>	R - 1
<i>Style</i>	Two Storey	<i>Home Size</i>	2624 sf (243.7m2)	<i>Taxes 2009</i>	\$3,750.08
<i>Age</i>	1994	<i>Fireplace</i>	1 - Gas	<i>L. I. Levy</i>	None Known
<i>Living Rm</i>	16'11 X 14'7	<i>Family Rm</i>		<i>Rooms</i>	7/3
<i>Dining Rm</i>	14'4 X 11'8	<i>Den</i>	13'10" X 10'5"	<i>Possession</i>	60 Days/ Negotiable
<i>Kitchen</i>	15' X 12'4"	<i>Laundry</i>	On Main		
<i>Nook</i>	10'0 X 9'10				
<i>Bathrooms</i>	(2.5) 4 Piece Main, 5 Piece Ensuite, 2 Piece Powder				
<i>Bedrooms</i>	(3) 16'11X14', 12X11'8, 11'11X11'7				
<i>Basement</i>	Unfinished				
<i>Garage</i>	Double Attached (21'4 X 21'1)				
<i>Included</i>	Refrigerator, Dishwasher, Built-in Oven, Microwave, Gas Cooktop, Hoodfan, Drinking Water Purifier, Alarm System Hardware, 2 Garage Door Openers & 2 Controls, All Window Coverings, Water Softener, Central Vacuum System and Attachments, Underground				
<i>Excluded</i>	Sony Flat Screen TV				
<i>Remarks</i>	Stunning custom home built by Laratta and designed by John Haddon - won the SAM award in 1995 for Best Design. Soaring ceilings, amazing central staircase, dark-stained hardwood, fabulous kitchen with custom cabinets, granite, walk-in pantry, upscale appliances, plus an additional 10' of full-height cabinets, separate formal dining room. Master suite with beautifully appointed 5 piece ensuite and walk-in closet. Upgrades galore: 2 central air conditioners, low E windows on sunny side of house, upgraded lighting, almost 1600 sq. ft. of oak hardwood, professionally landscaped yard backing to a green walkway - and the list goes on. Don't miss this one!				
<i>Owner</i>	K. Cherewyk, C. Carr, J. Bremner			Appointments Lister	Leni CBS

Listed by: **RE/MAX Realty Professionals**

Deposits to Listing Company - Listing company to do Conveyancing

The information given here, although believed to be accurate, is not warranted to be so; although this information is believed to be reliable at time of printing, changes can be made without prior notice. Please check with the Listing Realtor. Information concerning these premises is provided as a guideline only. Independent advice concerning details of importance to the Purchasers should be sought.



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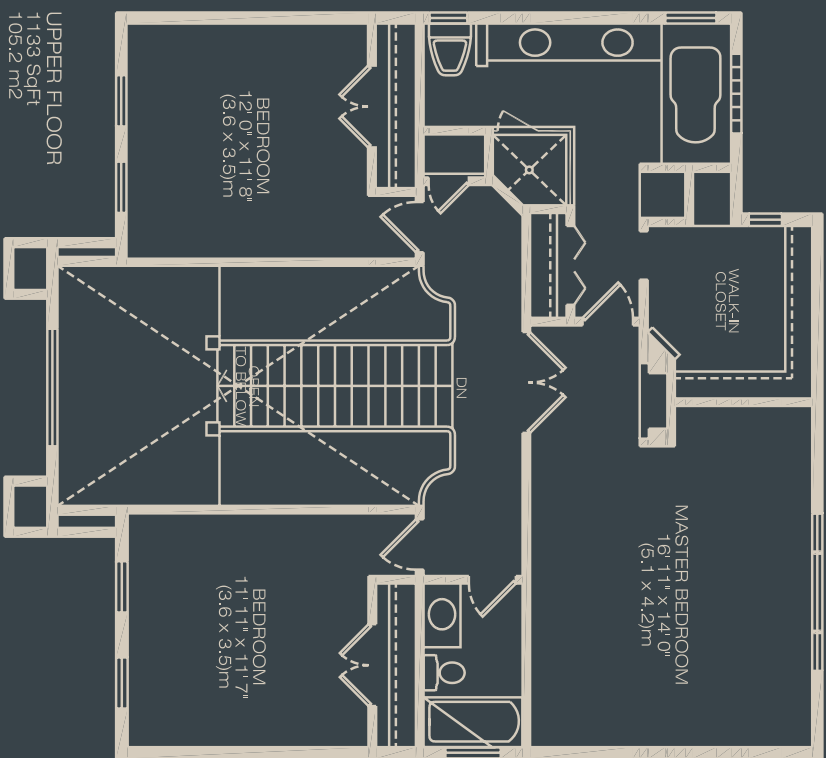
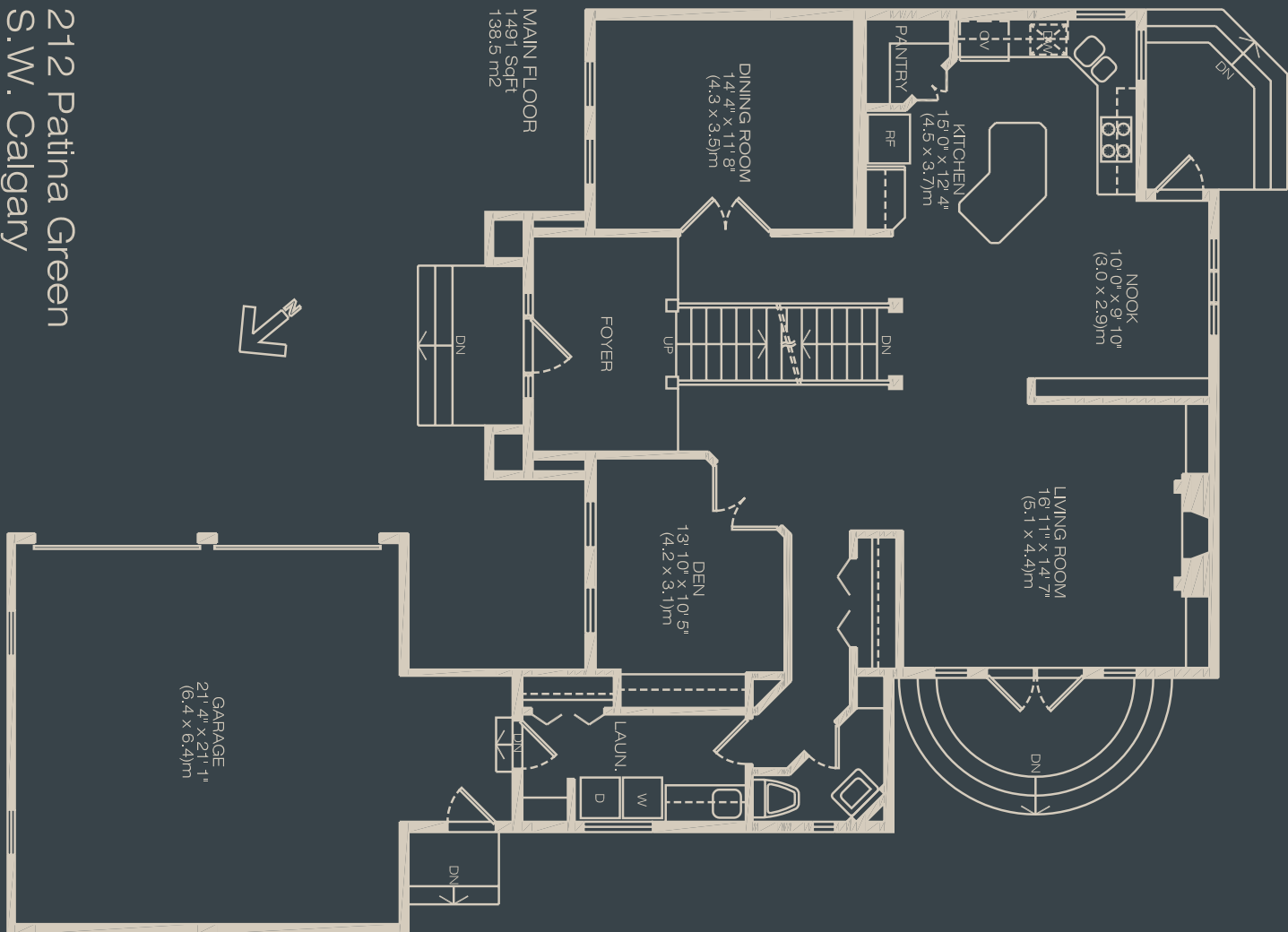


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212 Patina Green
S.W. Calgary



TOTAL FLOOR AREA
(M/F + U/F)
2624 SqFt
243.7 m²

PREPARED FOR
ELLYN MENDHAM &
TOM WESTCOOT
(RE/MAX PROFESSIONALS)

MR. MEASURE FLOOR PLANS LTD. ICM2724
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