

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

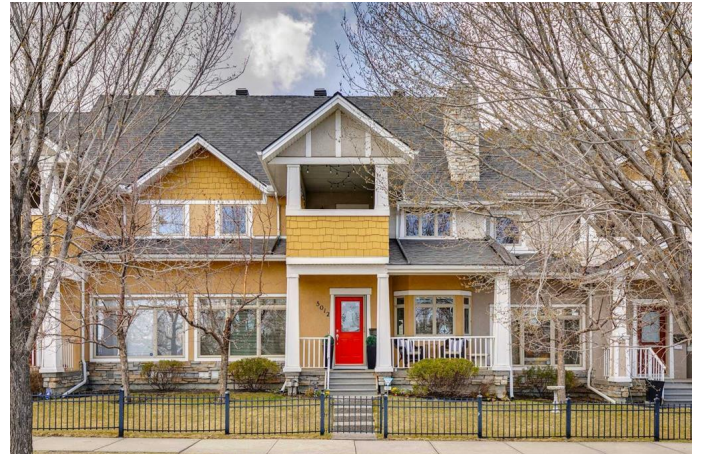
MLS® #A2212036

## \$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 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€™™ll 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

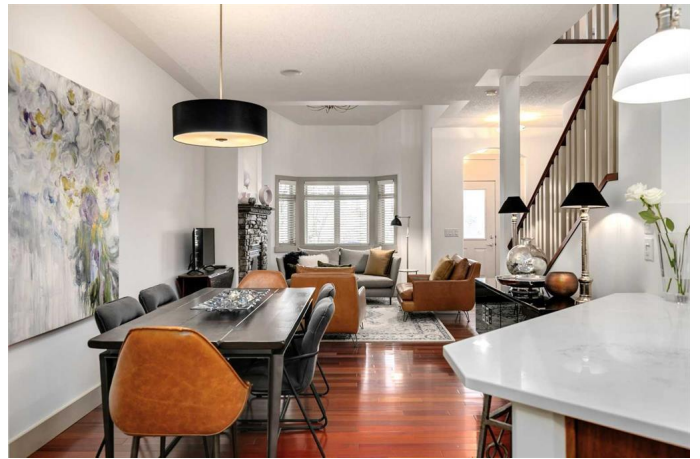
### **Community Information**

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, Stove(s), Washer, Window Coverings
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
Days on Market	2
Zoning	M-CG

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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