



**FINESSE, FOOTWORK,
FOLLOW-THROUGH.**

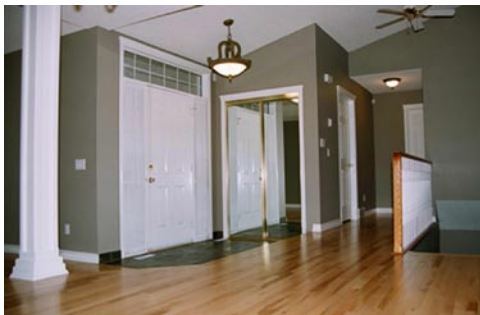
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Patterson \$525,000



136 Patterson Drive, SW

Ideal location backing greenbelt & with great city views!

Renovated bungalow with fully developed walkout basement! Beautifully updated 1820 sq. ft bungalow with extensive hardwood and slate flooring, vaulted ceilings, new windows, white millwork and kitchen cabinets. There are granite countertops in kitchen and bathrooms, oak built-ins, 2 fireplaces and in-floor heating in walkout. Plan offers 2 + 2 bedrooms, main floor den, sunken living room, and formal dining room with classic columns. It also offers large kitchen w/lunch bar and nook with city views, vaulted family room w/wood-burning fireplace, master ensuite w/jetted tub, 2nd bedroom w/cheater ensuite, 2nd family room, 2 bedrooms and full bathroom in walkout.

Call Sam directly at 870-8811.



