

\$2,000,000 - 458 Patterson Boulevard Sw, Calgary

MLS® #A2103206

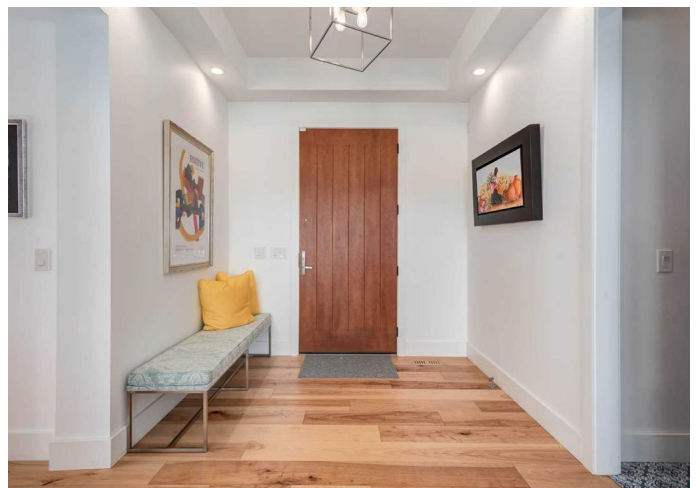
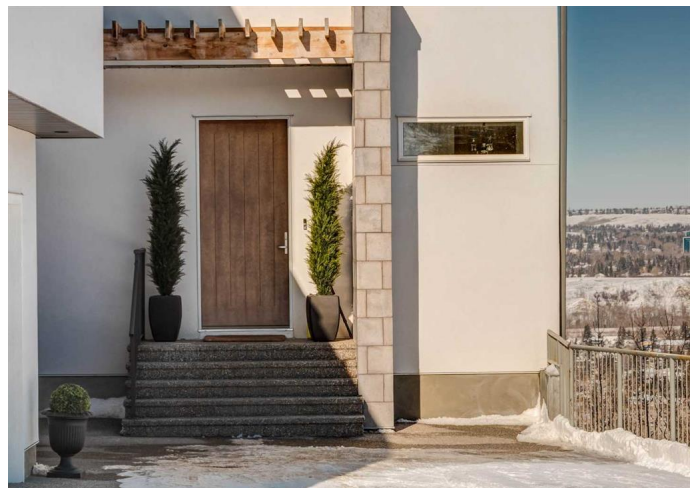
\$2,000,000

4 Bedroom, 5.00 Bathroom, 3,784 sqft

Residential on 0.24 Acres

Patterson, Calgary, Alberta

Open House Saturday, March 9, from 1 to 2 PM. This stunning executive estate home is an impressive architectural structure with unobstructed and private panoramic views and prestigiously located in "The Point" in Patterson Heights. Offering meticulously designed living spaces spanning over 6000 sq ft of total living space, including a sub-basement, this grand 2-storey walkout estate epitomizes the pinnacle of luxurious living! Designed as an open-concept, you'll be impressed by the 20ft ceilings in the great room, the stunning-custom-gas-fireplace, and an abundance of natural light streaming through, which perfectly frames the enchanting panorama. Open to the family and dining rooms, the kitchen is a culinary paradise! Elegant dinner parties will transpire in your exquisite gourmet kitchen, outfitted with high-end amenities such as a gas cooktop, double wall ovens, an expansive island, stunning custom cabinetry, and countertops, and complete with an additional Butler's pantry. After dinner, relax in your custom Cigar room and Bar, complete with separate ventilation. Relax at the bar or seating area and enjoy the captivating backdrop to wind down the night. The upper level is all about sanctuary and relaxing as the primary is an indulgent escape all in itself! Generously sized, this suite features a private balcony with again, impressive unobstructed views, a wet bar, an incredible custom-built walk-in dressing room,



and an extravagant ensuite. Pamper yourself with the oversized waterfall steam shower, a luxurious jetted tub, dual vanities with stunning backsplash, and in-floor heating. Completing this level are 2 more deluxe bedrooms, each featuring an ensuite & fitted with ample-sized walk-in closets plus a convenient laundry room complete with a sink, drying racks, and a ton of storage and counter space. The lower level is fully finished and is where entertainment and comfort unite. This walkout features high ceilings, expansive space for a games area, recreation area, gym & yoga area, custom wine room, den, plus 4th bedroom with a convenient ensuite and a walk-in closet! This is a masterpiece with attention to detail and exceptional function and style. Downtown, top-notch-schools, shopping, and the Mountains are all within easy reach. The careful attention to detail and thoughtful design throughout this stunning property are noted by the contemporary finishes, superb millwork, artistic fixtures, functional layout, and impressive curb appeal.

Built in 2019

Essential Information

MLS® #	A2103206
Price	\$2,000,000
Sold Price	\$2,000,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,784
Acres	0.24
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Sold

Community Information

Address 458 Patterson Boulevard Sw
Subdivision Patterson
City Calgary
County Calgary
Province Alberta
Postal Code T3H 3N6

Amenities

Parking Spaces 6
Parking Concrete Driveway, Garage Door Opener, Insulated, Oversized, Triple Garage Attached

Interior

Interior Features Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar
Appliances Built-In Refrigerator, Dishwasher, Dryer, Gas Cooktop, Humidifier, Microwave, Oven-Built-In, Washer, Wine Refrigerator
Heating In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling Other
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Great Room, Raised Hearth, See Through, Three-Sided
Has Basement Yes
Basement Finished, Full, Walk-Out

Exterior

Exterior Features Balcony, Lighting, Other, Private Yard
Lot Description Backs on to Park/Green Space, Corner Lot, Environmental Reserve, Gentle Sloping, No Neighbours Behind, Many Trees, Street Lighting, Native Plants, Open Lot, Private, Rectangular Lot, Rolling Slope, Treed, Views
Roof Asphalt/Gravel
Construction Metal Siding, Stone, Stucco
Foundation Poured Concrete

Additional Information

Date Listed	March 8th, 2024
Date Sold	March 21st, 2024
Days on Market	13
Zoning	R-1s
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
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