

\$1,550,000 - 32 Patterson Crescent Sw, Calgary

MLS® #A2117099

\$1,550,000

4 Bedroom, 4.00 Bathroom, 3,186 sqft

Residential on 0.18 Acres

Patterson, Calgary, Alberta

Welcome to the epitome of elegant living. Located 13 minutes from downtown, in the prestigious community of Prominence Point, this flawless home has been meticulously renovated from top to bottom using the very best components and materials. With over 4500 sq ft of developed living, this 4-bedroom, 4-bath, 2-story home with multiple balconies and a walkout lower level provides a myriad of interesting, spacious rooms to accommodate your family and friends in comfort and style. From the show-stopping curb appeal, the immaculate, award-winning landscaping, through the unique gated front entrance to the courtyard and double front doors into the 18-foot atrium onto warm, white quartz flooring, you'll be delighted with everything you see and feel. All the appliances, security, cabinets, fixtures, plumbing, kitchen, pantry, lighting, windows, and doors are among the best available (name-dropping is unavoidable; the features list is five pages long!) but I'm sure you'd rather see it with your own eyes. Please check out the attachments and photos identified by the icons at the top of this page.

Built in 1985

Essential Information

MLS® #	A2117099
Price	\$1,550,000
Sold Price	\$1,490,000



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,186
Acres	0.18
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	32 Patterson Crescent Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2C4

Amenities

Parking Spaces	6
Parking	Garage Door Opener, Garage Faces Front, Insulated, Multiple Driveways, See Remarks, Triple Garage Attached
Waterfront	See Remarks, Pond

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, See Remarks, Smart Home, Soaking Tub, Stone Counters, Storage, Tile Counters, Vinyl Windows, Wired for Sound, Wood Counters
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Disposal, Double Oven, Electric Range, ENERGY STAR Qualified Appliances, Garage Control(s), Garburator, Humidifier, Microwave, Other, Oven-Built-In, Refrigerator, See Remarks, Water Softener, Window Coverings
Heating	Central, High Efficiency, In Floor, Electric, ENERGY STAR Qualified Equipment, Fireplace Insert, Fireplace(s), Forced Air, Humidity Control, Natural Gas, See Remarks, Wood

Cooling	None
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Basement, Blower Fan, Family Room, Front Doors, Heatilator, Insert, Kitchen, Living Room, Bedroom, Mixed, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out



Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Back Yard, City Lot, Fruit Trees/Shrub(s), Front Yard, Garden, Landscaped, Many Trees, Yard Lights, Private, Rectangular Lot
Roof	Rubber, See Remarks
Construction	Brick, Cedar, Silent Floor Joists, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 12th, 2024
Date Sold	May 12th, 2024
Days on Market	30
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Greater Calgary Real Estate
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