

\$1,395,000 - 52 Patterson Mews Sw, Calgary

MLS® #A2128306

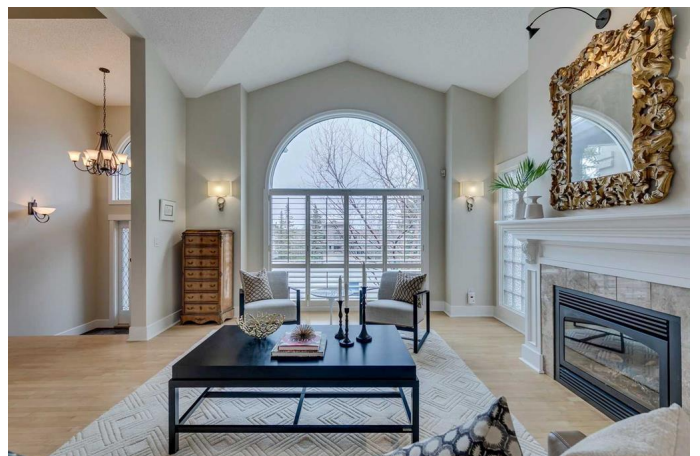
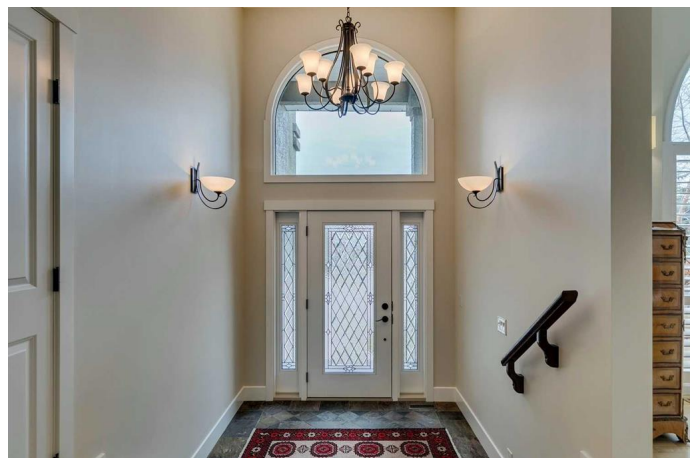
\$1,395,000

6 Bedroom, 4.00 Bathroom, 3,244 sqft

Residential on 0.23 Acres

Patterson, Calgary, Alberta

Welcome to this exquisite property nestled in the prestigious community of Patterson. With 4 bedrooms upstairs and 2 on the lower level this home is ideal for a growing family seeking ample space and privacy, every corner of this residence is thoughtfully designed to foster growth. Stepping into the foyer, guests are immediately greeted by an aura of modernity and sophistication, setting the tone for the rest of the home. The beautiful gourmet kitchen illuminated by skylights, along with the light colour palette make this room feel like a breath of fresh air. Perfect for entertaining, the spacious kitchen nook accommodates a large table, while the adjacent family room invites the making of cherished memories. Large windows offer panoramic views of the sprawling backyard, ensuring effortless supervision of children at play. Indoor-outdoor living reaches its pinnacle in this south facing backyard with a vast patio, sunken hot tub, lush yard, and meticulously landscaped surroundings adorned with mature trees for privacy. The dining room exudes elegance, ready to host memorable gatherings for extended family during holidays. The formal living room exudes sophistication, with a stunning fireplace serving as its centrepiece and a grand arched window bathing the room in natural light. Completing the main level are essential amenities including a powder room, laundry room, mud room, and a versatile office space. A large attached triple garage, accessible from the mud room, adds an



element of convenience. The open to below winding staircase adds architecture to this lovely property. The primary suite beckons as a serene retreat, boasting a luxurious ensuite and expansive walk-in closet. A den adorned with beautiful cabinetry serves as an ideal space for creating a personal library. Three additional bedrooms cater to the needs of a growing family, accompanied by a shared bathroom. Descending to the basement, a spacious recreation room awaits, perfect for family movie nights. The addition of a wet bar where you can make drinks and popcorn for everyone. Two additional bedrooms, along with a shared bathroom, provide comfort and privacy for family members or guests. A wine room and ample storage complete this level, offering practicality. In 2023, the owners had a new furnace installed, in 2022 a new water tank was installed, electrical panel was updated in 2023, and the kitchen was renovated in 2021. Don't miss out on the opportunity to make this exquisite family home in Patterson your own, where luxury, functionality, and style converge to create an unparalleled living experience.

Built in 1992

Essential Information

MLS® #	A2128306
Price	\$1,395,000
Sold Price	\$1,445,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,244
Acres	0.23
Year Built	1992
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	52 Patterson Mews Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2C6

Amenities

Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	High Ceilings, Skylight(s), Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Electric Cooktop, Garburator, Microwave, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Other, Private Yard
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Treed
Roof	Wood
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	May 14th, 2024
Days on Market	4

Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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