

\$2,150,000 - 419 Patterson Boulevard Sw, Calgary

MLS® #A2145334

\$2,150,000

5 Bedroom, 5.00 Bathroom, 5,196 sqft
Residential on 0.17 Acres

Patterson, Calgary, Alberta

Welcome to your new home in the prestigious community of Patterson Point, where luxury meets contemporary design in a spectacular 3-story residence spanning almost 5,200 sq ft. As you drive through the area, the stunning property architecture stands out, offering unobstructed panoramic views of the city. As you step inside, you are immediately wowed by the elegant and functional design. On the entry level, is your reverse walk-out basement, which feels like anything but a basement. Luxury vinyl plank flooring, roughed in in-floor heating, and tasteful tiles create a warm and inviting atmosphere. The mudroom, with its sophisticated built-in closet, leads you to a triple car garage, complete with a built-in gas connection for a heater, a rough-in e-car charger, insulation, and drywall. This level also features a bedroom with a walk-in closet, a beautifully tiled shower with a 10 ml glass door. Imagine enjoying a custom-designed wet bar with a built-in fridge after a workout in your own exercise room, or relaxing with family in the cozy family room with a stylish wall unit, for a Friday evening movie night. And for utmost convenience, love the 5.4"x 5.9" ft elevator that connects all three levels. Ascend to the main floor, the open-concept family room and dining area are adorned with built-in cabinets and a cozy gas fireplace, perfect for family gatherings. The kitchen is a chef's dream, featuring an apron stainless steel sink, a 2-inch quartz countertop island, fashionable cabinets with quartz backsplash, a built-in



oven and microwave, a built-in fridge and freezer, a natural gas cooktop, and even a spice kitchen. The soft-close drawers and organizers add a touch of convenience and luxury. With engineered hardwood flooring throughout, coffered ceilings, ample pot lights, and large windows that flood the space with natural light, every meal is a delight. On the third floor, a bright bonus room awaits, complete with a balcony facing east that offers breathtaking city views. Here, you'll find 4 spacious bedrooms, each with own walk-in closet and adjoining bath. The master suite is your personal retreat, featuring a coffered ceiling, a juice bar with a built-in fridge, an en-suite with a luxurious soaker tub, a Jack and Jill double sinks, in-floor heating, a steam shower, and a walk-in closet. The property also includes two air conditioning units, two furnaces, a large hot water tank, and a circulation pump. Rough-in speakers and security cameras provide the modern conveniences and peace of mind you deserve. Outside, the landscape is equally impressive, backing onto green space perfect for watching wildlife, featuring a retaining wall, a paving stone patio, and a fire pit. Living in Patterson you have easy access to downtown, Stoney Trail, and close proximity to shopping, schools, and transportation. This is more than just a house; it's a place where memories are made. Don't miss this once-in-a-lifetime opportunity to own this extraordinary home!

Built in 2024

Essential Information

MLS® #	A2145334
Price	\$2,150,000
Sold Price	\$2,125,000
Bedrooms	5

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	5,196
Acres	0.17
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Sold

Community Information

Address	419 Patterson Boulevard Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3N6

Amenities

Parking Spaces	6
Parking	Concrete Driveway, Garage Faces Front, Private Electric Vehicle Charging Station(s), Triple Garage Attached

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Built-In Range, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Gas Cooktop, Instant Hot Water
Heating	In Floor, In Floor Roughed-In, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Fire Pit, Private Yard
Lot Description	Backs on to Park/Green Space, Gentle Sloping, No Neighbours Behind, Landscaped, Native Plants, Rectangular Lot, Secluded, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 28th, 2024
Date Sold	July 12th, 2024
Days on Market	14
Zoning	R-1s
HOA Fees	0.00

Listing Details

Listing Office Diamond Realty & Associates LTD.

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