

# \$1,549,900 - 92 Patterson Drive Sw, Calgary

MLS® #A2159794

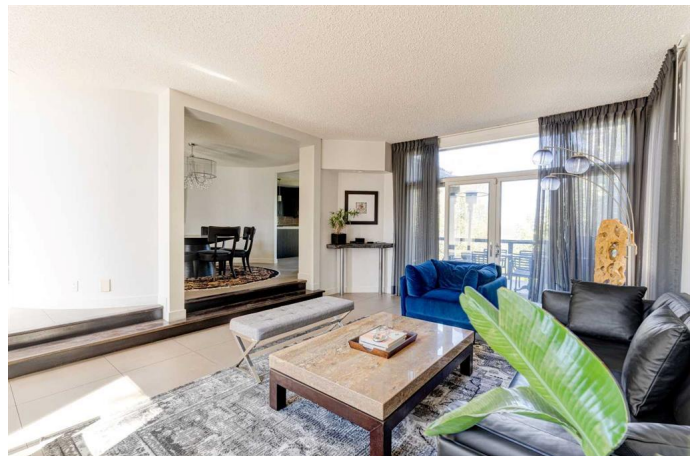
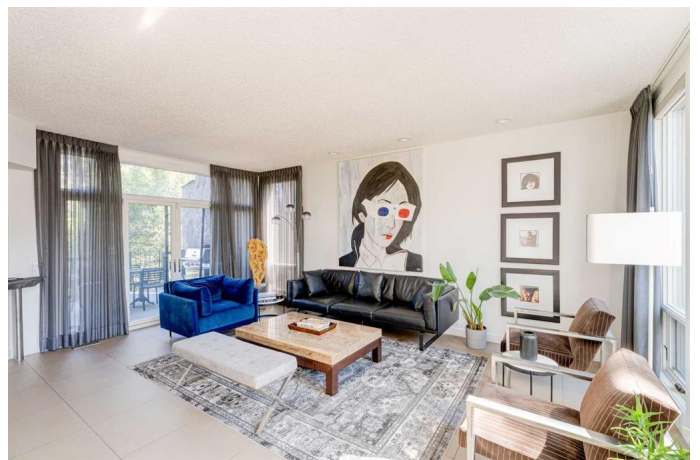
**\$1,549,900**

5 Bedroom, 7.00 Bathroom, 3,478 sqft

Residential on 0.26 Acres

Patterson, Calgary, Alberta

Perched on a sprawling quarter-acre lot, this breathtaking estate home offers over 5,000 square feet of luxurious living space, complete with stunning river views and of the surrounding greenspace. Located in one of the most coveted areas of Patterson, this one-of-a-kind property seamlessly blends elegant design with modern amenities, making it a truly unique find in Calgary's real estate market. Upon entering, you'll be greeted by an open-concept main floor, thoughtfully designed for both relaxation and entertaining. The living spaces are bathed in natural light, with floor-to-ceiling windows that showcase the picturesque surroundings. A custom-designed round dining area overlooks the expansive living space, while a large family room features a cozy gas fireplace and custom built-in cabinetry, offering the perfect spot to unwind. The recently updated chef's kitchen is a culinary masterpiece, with high-end Wolf and Miele appliances, granite countertops, and island, breakfast nook and outdoor patio with fireplace that provides a tranquil spot to enjoy morning coffee while taking in the views. The home features 5 generously sized bedrooms and 6.5 baths. Each bedroom comes complete with its own ensuite and walk-in closet, ensuring comfort and privacy for everyone. The master suite is a luxurious retreat, complete with a cozy sitting area, an oversized custom walk-in closet, and an exquisite 5-piece ensuite. This spa-like bathroom includes dual concrete sinks, custom



cabinetry, a Duravit intelligent toilet, Japanese soaker jetted tub, and a separate steam shower with a rain shower head. Upstairs, a versatile bonus area offers additional space for relaxation or entertaining. The fully developed walkout basement is an entertainer's dream, featuring a large recreation room, media area, pool table, and a built-in entertainment center. The basement has been designed for a nanny suite with a bedroom, 3-piece en-suite bath and a den that could easily serve as an additional bedroom. An additional 3-piece bath completes this level. The outdoor spaces are equally impressive, with a private backyard oasis that includes a covered hot tub, an expansive deck with a stone fireplace, and a dedicated BBQ area. The lower area of the lot also has a firepit area to enjoy all the views and tranquility. The professionally landscaped grounds create a perfect setting for both intimate gatherings and large celebrations. Additional features of this remarkable home include a triple car heated garage with epoxy flooring, aggregate driveway, underground electric dog fence, newer windows, upgraded lighting, air-conditioning throughout and more. Ideally located in the heart of SW Calgary, this home offers easy access to top-rated schools, shopping centers, and scenic walking and biking paths, providing the perfect blend of luxury and convenience. This extraordinary residence embodies the essence of estate living, offering an abundance of space, elegant touches, and unparalleled views.

Built in 1987

### **Essential Information**

MLS® #	A2159794
Price	\$1,549,900
Sold Price	\$1,490,000

Bedrooms	5
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	3,478
Acres	0.26
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	92 Patterson Drive Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 2C1

### Amenities

Parking Spaces	6
Parking	Heated Garage, Triple Garage Attached

### Interior

Interior Features	Bidet, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Boiler, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Fire Pit, Gas, Living Room, Outside, See Remarks
Has Basement	Yes
Basement	Finished, Full, Walk-Out

**Exterior**

Exterior Features	Balcony, Courtyard, Fire Pit, Private Entrance, Private Yard
Lot Description	Irregular Lot, Landscaped, Private, Sloped, Treed, Views
Roof	Clay Tile
Construction	Cedar, Stone, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 26th, 2024
Date Sold	October 11th, 2024
Days on Market	46
Zoning	R-C1
HOA Fees	0.00

**Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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