

\$1,250,000 - 25 Patterson Park Sw, Calgary

MLS® #A2161296

\$1,250,000

6 Bedroom, 4.00 Bathroom, 3,075 sqft

Residential on 0.14 Acres

Patterson, Calgary, Alberta

Welcome to this executive estate home in Patterson with 6 bedrooms, 3.5 bathrooms that is BACKING ONTO A PRIVATE GREENSPACE, has a TRIPLE GARAGE with epoxy floors + an ELEVATOR in the garage & over 4000 sq ft of developed living space. With incredible craftsmanship & extensive custom millwork this is arguably one of Calgary's best locations on this estate street in Patterson - this well built home is a rare find in West Calgary! The main floor is thoughtfully designed with a soaring 17'1" foyer ceiling height & hardwood floors piecing the rooms together to perfectly complement the large bright windows & skylights which fill the main floor with tons of natural sunlight. The large main front floor living room space boasts a gas fireplace feature wall that flows seamlessly into the dining room with the double sided fireplace & adjacent through french doors is the kitchen with white cabinetry, pantry, granite countertops & stainless steel appliances. Across from the kitchen is a second dining area and another large rear living room with custom built-in shelving & cabinetry, another gas fireplace and skylights with remote powered blinds! The main floor also has a large front office with french doors that is perfect for an executive or working professional, a spacious garage entryway with a seperate entrance, a half bathroom, main floor laundry including a sink & access to the well manicured backyard with irrigation that backs onto greenspace & exuberates a unique



sense of privacy and peacefulness that is incredibly hard to find in Calgary. The incredible staircase brings you to the upper level that greets you with the spacious primary bedroom retreat that has a large walk-in closet and a large 5 piece ensuite bathroom that comes with a deep soaker jet tub, shower, dual sink vanity & a dedicated makeup vanity space. The 2nd, 3rd, and 4th upstairs bedrooms (all with large closets) are conveniently located down the hall adjacent to the upstairs full bathroom. The basement hosts the 5th and 6th bedrooms, another full bathroom & a large family room with another gas fireplace (That's correct, 3 fireplaces total!) that is perfect for entertaining, as an exercise space or for movie nights. The mechanical in this home is outstanding with dual furnaces to service multiple zones, dual A/C units, "in slab" heat in the basement, new plumbing lines on the upper floors and on demand water heater. Other features to note are the central vacuum, Boral Claymax Tile roof (installed May 2015), a large storage room & extensive shelving in the garage. This luxury estate home shows is a rare find, especially to be backing onto green space & it must be viewed to fully appreciate its incredible craftsmanship, layout design and location!

Built in 1996

Essential Information

MLS® #	A2161296
Price	\$1,250,000
Sold Price	\$1,248,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,075
Acres	0.14

Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	25 Patterson Park Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3C7

Amenities

Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Elevator, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Stove, ENERGY STAR Qualified Freezer, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Dining Room, Double Sided, Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Private
Roof	Clay Tile

Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2024
Date Sold	September 18th, 2024
Days on Market	12
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group
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