

\$1,060,000 - 202 Patterson Boulevard Sw, Calgary

MLS® #A2162103

\$1,060,000

4 Bedroom, 3.00 Bathroom, 1,907 sqft

Residential on 0.14 Acres

Patterson, Calgary, Alberta

Walkout Bungalow | Stunning Valley Views | Soaring Ceilings Discover the allure of this exquisite walkout bungalow in the prestigious Patterson community. With 10-foot ceilings and an expansive living room featuring a cozy double-sided fireplace, this home is designed for both comfort and grandeur. The dining area, adjacent to a well-appointed kitchen, provides a perfect setting for hosting memorable dinners with loved ones. The kitchen itself boasts stainless steel appliances, Corian countertops, and a central island, making it a haven for culinary enthusiasts. Step out onto the open-air deck to marvel at breathtaking valley views, offering a sense of being On Top of The World. The possibility of converting the kitchen into an open-concept space allows for customization limited only by your imagination. Retreat to the spacious and luxurious primary suite, complete with a walk-in closet and a spa-like ensuite featuring a soaking tub, separate shower, and a sinks. another bedroom, a full bath, an office space and convenient laundry room complete this level, ensuring both functionality and elegance. The fully finished basement adds versatility, with a large recreational room that can be adapted to suit your lifestyle needs, whether as a home theatre, gym, or playroom. Two additional bedrooms and a full bathroom provide ample space for guests or a private retreat for teenagers. The outdoor area is equally impressive, showcasing a beautifully landscaped backyard with a patio perfect for



summer BBQs and tranquil evenings. The attached double garage offers ample parking and storage. Experience estate living at its finest in this stunning Patterson home, where modern amenities meet thoughtful design in a prime location. Donâ€™t miss the opportunity to make this exceptional property yours!

Built in 1995

Essential Information

MLS® #	A2162103
Price	\$1,060,000
Sold Price	\$1,010,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,907
Acres	0.14
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	202 Patterson Boulevard Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3J6

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No
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	Smoking Home, Pantry, Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Washer, Window Coverings, Electric Oven
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Garden
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Few Trees, Garden, Landscaped, Native Plants, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	September 25th, 2024
Days on Market	20
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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