

\$1,950,000 - 74 Patterson Close Sw, Calgary

MLS® #A2170994

\$1,950,000

6 Bedroom, 5.00 Bathroom, 4,148 sqft

Residential on 0.18 Acres

Patterson, Calgary, Alberta

Discover an exceptional opportunity to own a beautifully updated executive family home in one of Patterson's most coveted cul-de-sacs. This prime location offers the ideal combination of peaceful surroundings and easy access, with a spacious green space in front and a serene environmental reserve at the back. Here you will find your dream home! This stunning residence boasts over 6,200+ square feet of living space, combining contemporary comfort and style with an intelligent floor plan that is sure to please even the most discerning buyers. Featuring 4+2 bedrooms, a gym, a home theater, an office/den, a triple-car garage, a formal dining room, and brand-new GE Café® kitchen appliances, this home is designed for luxurious living. Nestled on a picturesque ridge, it offers breathtaking, unobstructed views of a serene forest. An updated gourmet kitchen with high-end appliances, including a wall oven, speed oven/microwave, gas stove, imported granite countertops, custom solid wood cabinetry, and a large island, is the centerpiece of this home. The open-concept living room features a cozy gas fireplace and 17-foot ceilings, framed by large windows that flood the space with natural light while providing spectacular views of the surrounding landscape. Step outside to the expansive wrap-around deck and BBQ area, ideal for outdoor gatherings and enjoying the peaceful forest vista. The main level also includes a well-appointed powder room with shower, a



grand office with custom built-in cabinets, a laundry area with ample cabinetry, a mudroom with built-in lockers for organization, and a separate storage space conveniently located between the garage and mudroom. Ascend the grand staircase to the second level to discover 4 generously sized bedrooms, each with its own walk-in closet. The spacious 5-piece bathroom, with a separate shower + toilet area, is ideal for shared use. The primary retreat is a truly spectacular, featuring a private balcony with views of the nature reserve, a spacious walk-in closet, and a luxurious spa-inspired 5-piece ensuite. Enjoy the ultimate in comfort with heated floors, a relaxing soaker tub, and an oversized walk-in shower for a truly serene experience. The lower-level walkout hosts two additional bedrooms, a gym, a home theater, a kitchenette, a games area, and a rec room. Recent updates include PEX piping (PolyB removal), exterior stucco, roof shingles, Duradeck, carpet, lighting, bathrooms, and kitchen cabinets and appliances. Located in a prestigious area with walking paths along the Bow River and a quick commute to downtown Calgary, COP, the Rocky Mountains, Foothills or Children's Hospital, UofC, and Market Mall, this home truly combines elegance, comfort, and a stunning natural setting, making it a rare find. Don't miss the opportunity to own this wonderful home. Contact your favorite realtor to arrange a viewing and experience this exceptional home for yourself! Please make sure to click and enjoy the 3D virtual tour and for more photos!

Built in 1997

Essential Information

MLS® #	A2170994
Price	\$1,950,000
Sold Price	\$1,857,500

Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,148
Acres	0.18
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	74 Patterson Close Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3K2

Amenities

Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Bar, Bookcases, Built-in Features, Jetted Tub, Recreation Facilities, Wet Bar, WaterSense Fixture(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Oven-Built-In, Gas Stove
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description No Neighbours Behind, Landscaped, Cul-De-Sac, Environmental Reserve, Level, Steep Slope, Street Lighting

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 18th, 2024

Date Sold November 6th, 2024

Days on Market 19

Zoning R-CG

HOA Fees 0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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