

# \$2,550,000 - 435 Patterson Boulevard Sw, Calgary

MLS® #A2176772

**\$2,550,000**

7 Bedroom, 7.00 Bathroom, 4,868 sqft

Residential on 0.16 Acres

Patterson, Calgary, Alberta

New Home in the prestigious Community of Patterson Point, where luxury meets Contemporary design in a Luxurious 3-Story home spanning 7075 Sq. Ft. on all three levels: Open floor plan, Two master suites, Elevator, RI E-Car charger, City view decks, Gas fireplace on the back patio, 2 bedroom legal basement suite. Total of 7 bedrooms 7 & half baths. This luxurious home is thoughtfully designed to take advantage of all the elements resulting in a healthy and comfortable home filled with natural air and light offering high ceilings and unobstructed panoramic views of the city. Elevator access on all three floors. On the entry level is your reverse walk-out basement with open staircase w/ walnut railing which feels like anything but a basement. Luxury vinyl plank flooring, in-floor heat, Rec room with bar sink and wine cooler / beverage fridge and full bath with steam shower. This level also has a spacious 2-bedroom legal basement suite with fridge, electric stove, dishwasher, hood fan, microwave and separate entrance. Double attached garage, heated, insulated drywalled and Rough in E-car charger. Combining functionality and esthetics Second floor (or main floor) : has 10' ceiling, engineered hardwood flooring, chef's dream kitchen, quartz counter tops, high-end appliances, Thermador 36" gas cook top, built-in dishwasher, 48" fridge and built-in triple combo oven, speed oven & warming drawer, high efficiency hood fan, Cabinets w/ soft close doors huge pantry Plus



large spice kitchen w/ electric stove, hood fan, sink and another fridge. Just off the kitchen is a Coffee station w/ beverage fridge, Large dining room with 8 ft. high glass patio doors leading to a covered deck with gas fireplace. This floor also has one of the two Master bedroom with walk-in closet, 6 pc bath w / free standing air jetted jacuzzi tub and 8 ft high glass patio doors leading to back yard, powder room, spacious Den / office w / built-in wall unit and deck with city views. Top Floor: Has 9' high ceiling, high quality wool Carpet, 2nd Master Bedroom with walk-in closet w / 6 pc bath with free standing tub w/ jacuzzi air jets and just a deck of the bedroom with unobstructed city views, 3 more bedrooms with en-suite and walk-in closet, spacious Bonus room, a coffee station w/ wine cooler and sink, laundry room w/ built-ins for storage and a loft w / built-in wall unit and big windows with city views. Fully landscaped, exposed aggregate driveway and back patio. Central A/C. Basement with in floor heat, all tiled bathroom laundry floors with in floor heat. This cozy home has emerged Elegance and comfort for you and your family. Are development has architectural control to create a beautiful community.

Built in 2024

### **Essential Information**

MLS® #	A2176772
Price	\$2,550,000
Bedrooms	7
Bathrooms	7.00
Full Baths	7
Square Footage	4,868
Acres	0.16
Year Built	2024
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	435 Patterson Boulevard Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J1E8

### **Amenities**

Amenities	None
Utilities	Cable Internet Access, Natural Gas Connected, Underground Utilities, Water Connected
Parking Spaces	4
Parking	Double Garage Attached, Aggregate, In Garage Electric Vehicle Charging Station(s), Garage Door Opener, Heated Garage, Oversized
# of Garages	2

### **Interior**

Interior Features	Bookcases, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Built-in Features, Closet Organizers, Central Vacuum, Dry Bar, Elevator, Jetted Tub, No Animal Home, Quartz Counters, Sauna, Smart Home, Wet Bar, Wired for Data, Wired for Sound
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Central Air Conditioner, Bar Fridge, Double Oven, Gas Cooktop, Gas Water Heater, Range Hood, See Remarks, Warming Drawer, Washer/Dryer Stacked, Wine Refrigerator
Heating	Forced Air, Natural Gas, Boiler, Central, Fireplace(s), High Efficiency, Humidity Control, Make-up Air, Radiant
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Blower Fan, Glass Doors, Outside, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out, Exterior Entry, Suite

## Exterior

Exterior Features	BBQ gas line, Private Yard, Balcony, Dock, Other
Lot Description	Landscaped, Backs on to Park/Green Space, City Lot, No Neighbours Behind, Rectangular Lot, Sloped, Steep Slope, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame, Metal Siding, Silent Floor Joists
Foundation	Poured Concrete

## Additional Information

Date Listed	November 2nd, 2024
Days on Market	132
Zoning	RC-2
HOA Fees	800
HOA Fees Freq.	ANN

## Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.