



**407 Patterson Boulevard SW  
Calgary, Alberta**

**MLS # A2279987**



**\$2,099,999**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,672 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	In Floor, In Floor Roughed-In, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Elevator, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

**Inclusions:** None

Open house, April 04 12:30- 3:30 pm-----Set within the prestigious community of Patterson Heights & The Point - this exceptional luxury residence offers over 5,000 sq. ft. of elevated living designed for comfort and functionality. From the moment you arrive, the home makes a statement with a grand entryway highlighted by a floor-to-ceiling custom closet. Just off the entrance, a well-appointed mudroom features a walk-in closet and a striking full-height wall unit, providing direct access to the oversized double garage. The garage is fully outfitted with EV charging outlets, a gas heater rough-in, and hot and cold water taps. Completing this level is a full bathroom with quartz countertops and a floor-to-ceiling glass shower. The main living space is defined by 10-foot ceilings and wide vinyl plank flooring, creating a clean, modern flow throughout. The living room offers warmth and style with a custom wall unit and ambient LED lighting, while the dedicated bar area, complete with a bar fridge, is ideal for hosting. A private gym with recessed lighting, floating shelving, and generous space for equipment. A striking open-riser staircase and a private elevator connect all 3 levels and lead to the stunning 2nd floor. Here, you'll find a bright home office overlooking a large window, a sleek powder room, and a refined dining area anchored by a built-in LED-lit wall feature. Glass sliding doors open to a large East facing balcony, while the family room impresses with a coffered ceiling, art-block feature wall, and gas fireplace. Additional sliding doors lead to a fully landscaped backyard complemented by a composite rear deck with a gas line, backing onto peaceful green space, where nature and wildlife create a serene setting. The chef-inspired kitchen anchors the home with a quartz waterfall island, hidden cabinetry, two-tone modern cabinets, and

high-end stainless steel appliances. A fully equipped spice kitchen allows for effortless entertaining, a modern breakfast nook with a statement light fixture completes the space. The upper level is a private sanctuary, beginning with a grand primary suite set behind French doors. Enjoy a private balcony overlooking green space, a juice bar, in-floor heated ensuite, and a spa-style bathroom featuring a freestanding tub and a glass-enclosed steam shower with rainfall head and granite seating. Two additional bedrooms share a Jack & Jill bathroom with quartz countertops, while a fourth bedroom offers its own full bath and walk-in closet. A thoughtfully finished laundry room enhances everyday convenience. A bonus room with downtown views and an additional wall unit completes the upper level, which continues the home's open feel with 9-foot ceilings throughout. Additional highlights: basement under-slab heating rough-in, a 75-gallon hot water tank, two high-efficiency furnaces, two central A/C units, and extensive built-in cabinetry. Don't miss the opportunity to own this exceptional luxury home.