



GRASSROOTS
REALTY GROUP

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**419 Patterson Boulevard SW
Calgary, Alberta**

MLS # A2145334



\$2,150,000

Division:	Patterson		
Type:	Residential/House		
Style:	3 Storey		
Size:	5,196 sq.ft.	Age:	2024 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Concrete Driveway, Garage Faces Front, Private Electric Vehicle Charging St		
Lot Size:	0.17 Acre		
Lot Feat:	Backs on to Park/Green Space, Gentle Sloping, No Neighbours Behind, Land		

Heating:	In Floor, In Floor Roughed-In, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Siding	Zoning:	R-1s
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar		
Inclusions:	Garage door opener		

Welcome to your new home in the prestigious community of Patterson Point, where luxury meets contemporary design in a spectacular 3-story residence spanning almost 5,200 sq ft. As you drive through the area, the stunning property architecture stands out, offering unobstructed panoramic views of the city. As you step inside, you are immediately wowed by the elegant and functional design. On the entry level, is your reverse walk-out basement, which feels like anything but a basement. Luxury vinyl plank flooring, roughed in in-floor heating, and tasteful tiles create a warm and inviting atmosphere. The mudroom, with its sophisticated built-in closet, leads you to a triple car garage, complete with a built-in gas connection for a heater, a rough-in e-car charger, insulation, and drywall. This level also features a bedroom with a walk-in closet, a beautifully tiled shower with a 10 ml glass door. Imagine enjoying a custom-designed wet bar with a built-in fridge after a workout in your own exercise room, or relaxing with family in the cozy family room with a stylish wall unit, for a Friday evening movie night. And for utmost convenience, love the 5.4"x 5.9" ft elevator that connects all three levels. Ascend to the main floor, the open-concept family room and dining area are adorned with built-in cabinets and a cozy gas fireplace, perfect for family gatherings. The kitchen is a chef's dream, featuring an apron stainless steel sink, a 2-inch quartz countertop island, fashionable cabinets with quartz backsplash, a built-in oven and microwave, a built-in fridge and freezer, a natural gas cooktop, and even a spice kitchen. The soft-close drawers and organizers add a touch of convenience and luxury. With engineered hardwood flooring throughout, coffered ceilings, ample pot lights, and large windows that flood the space with natural light, every meal is a delight. On the third floor, a bright

bonus room awaits, complete with a balcony facing east that offers breathtaking city views. Here, you'll find 4 spacious bedrooms, each with own walk-in closet and adjoining bath. The master suite is your personal retreat, featuring a coffered ceiling, a juice bar with a built-in fridge, an en-suite with a luxurious soaker tub, a Jack and Jill double sinks, in-floor heating, a steam shower, and a walk-in closet. The property also includes two air conditioning units, two furnaces, a large hot water tank, and a circulation pump. Rough-in speakers and security cameras provide the modern conveniences and peace of mind you deserve. Outside, the landscape is equally impressive, backing onto green space perfect for watching wildlife, featuring a retaining wall, a paving stone patio, and a fire pit. Living in Patterson you have easy access to downtown, Stoney Trail, and close proximity to shopping, schools, and transportation. This is more than just a house; it's a place where memories are made. Don't miss this once-in-a-lifetime opportunity to own this extraordinary home!