



**32 Patterson Crescent SW**  
**Calgary, Alberta**

**MLS # A2147173**



**\$1,550,000**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,126 sq.ft.	<b>Age:</b>	1985 (39 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Insulated, Triple Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Landscaped, Many Trees, Rectangular Lot, Secluded, S		

<b>Heating:</b>	Fireplace(s), Forced Air, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber, See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Concrete, Silent Floor Joists, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, French Door, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Recessed Lighting, See Remarks, Smart Home, Soaking Tub, Storage, Tile Counters, Vinyl Windows, Wired for Sound		
<b>Inclusions:</b>	none		

Welcome to 32 Patterson Crescent SW, a Masterpiece of Luxury and Elegance nestled in the prestigious community of Prominence Point. This stunning residence offers 4600 sqft of impeccable living space, designed for the discerning homeowner who appreciates luxury and attention to detail. Cozy up in front of the four fireplaces, each adding warmth and elegance to the living areas. This home has been flawlessly maintained, showcasing a pristine and inviting atmosphere. The fully developed walkout basement enhances the living space and provides direct access to the beautifully landscaped backyard. Every detail in this home has been thoughtfully selected, featuring high-end finishes throughout. The impressive grand entrance leads to a state-of-the-art Neff kitchen, equipped with white quartz flooring and premium appliances. Enjoy your mornings in the sunlit, east-facing award winning backyard. Multiple decks and balconies to choose from for your morning coffee. The elegant curved staircase adds a touch of sophistication to the home's design. Situated on an 8000 sqft lot, providing plenty of space and privacy with all the mature landscaping. Four Bedrooms and Four Bathrooms, Perfect for families, offering four spacious bedrooms and four well-appointed bathrooms. The Euroshield rubber roof comes with a 50-year warranty. Thoughtfully renovated over the years to stay current with modern trends and conveniences. Walking distance to schools, parks, and shopping, with a short 15-minute commute to downtown and just one hour to the mountains. Experience the essence of luxury living at 32 Patterson Crescent SW, where every detail has been crafted to perfection. Don't miss this rare opportunity to own a home in one of the most sought-after communities. The triple garage is drywalled and insulated and plenty of storage throughout the basement.