

# \$1,800,000 - 108 Patterson Drive Sw, Calgary

MLS® #A2196741

**\$1,800,000**

4 Bedroom, 5.00 Bathroom, 2,312 sqft

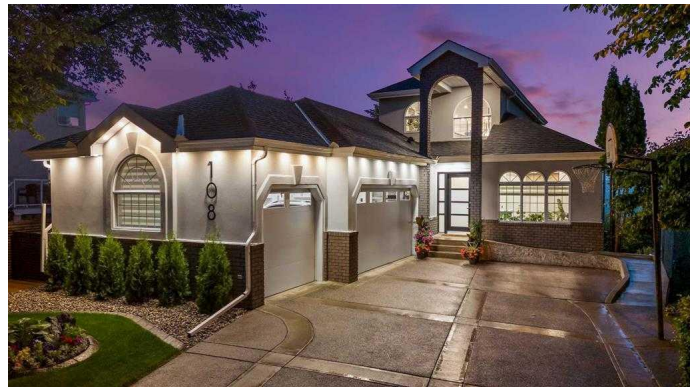
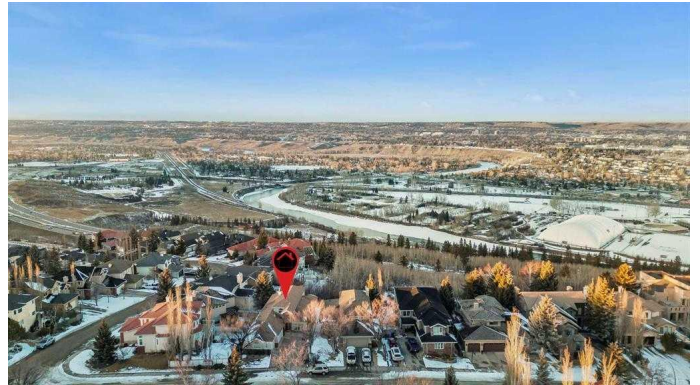
Residential on 0.15 Acres

Patterson, Calgary, Alberta

Welcome to this exquisite property nestled in the prestigious Patterson community. This home has been beautifully renovated from top to bottom, showcasing impeccable attention to detail and offering breathtaking views that will leave you in awe.

As you enter this walk-out bungalow, you'll immediately appreciate the spaciousness and light-filled ambiance created by the high ceilings. The stunning hardwood floors provide a seamless flow throughout the home. At the heart of the residence is the chef's dream kitchen, featuring elegant quartz countertops, high-end appliances, a generous island with a breakfast bar, and a commercial-grade refrigerator. Adjacent to the dining area, you'll find a large north-facing balcony that highlights the spectacular views.

The main floor includes two spacious bedrooms and an office, complete with a built-in desk and bookshelves, and a loft that can be used as a library or second office. The primary bedroom offers serene views of the ravine and boasts a luxurious 5-piece ensuite bathroom that feels like a personal spa, complete with a standalone tub and curbless shower creating a seamless transition and easy access. The second bedroom is equally inviting and includes a 4-piece ensuite bathroom. There's also a large 4-piece main bathroom conveniently located near the garage entrance and laundry room. The main floor laundry and mud room provides access to a fully finished, heated triple



attached garage with a spacious kitchenette. The walk-out basement is a bright haven equipped with tall ceilings and large windows. Here, you will find two spacious bedrooms and two 4-piece bathrooms, ensuring ample privacy for family and guests. A versatile flex room can be tailored to your needs, whether as a craft room or office. The family area in the basement is perfect for entertaining, featuring a fully equipped wet bar and an elegant gas fireplace. A door leads to the backyard. This remarkable home is equipped with many attractive features, including recent upgrades like a new roof. However, words can only convey so much. To fully appreciate the beauty and craftsmanship of this property, it must be experienced in person. Don't miss your chance to own this exceptional home in the well-established Patterson community, just moments away from schools, shopping, and amenities. This exquisite property represents outstanding value and is perfectly situated for your enjoyment!

Built in 1993

### **Essential Information**

MLS® #	A2196741
Price	\$1,800,000
Bedrooms	4
Bathrooms	5.00
Full Baths	5
Square Footage	2,312
Acres	0.15
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	108 Patterson Drive Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3B2

### **Amenities**

Parking Spaces	5
Parking	Driveway, Garage Door Opener, Heated Garage, Garage Faces Side, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Electric, Recreation Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Landscaped, Lawn, Rectangular Lot, Backs on to Park/Green Space, City Lot, Environmental Reserve, Gentle Sloping, Sloped Down
Roof	Asphalt
Construction	Brick, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	47
Zoning	R-CG

## Listing Details

Listing Office

Real Broker

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.