



THE
A-TEAM

**RE/MAX
FIRST**

419 PATTERSON Boulevard, Calgary T3H 3N6

MLS®#: **A2120731**

Area: **Patterson**

Listing Date: **04/06/24**

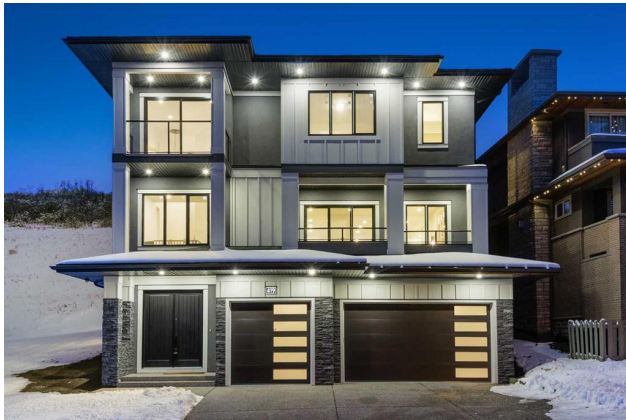
List Price: **\$2,198,000**

Status: **Active**

County: **Calgary**

Change: **+\$40k, 18-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **7,201 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,739**
Low Sqft:
Ttl Sqft: **3,739**

DOM

40

Layout

Beds: **5 (4 1)**
Baths: **4.5 (4 1)**
Style: **3 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space, Environmental Reserve, Gentle Sloping, No Neighbours Behind, Many Trees, Street Lighting, Native Plants, Private, Rectangular Lot, Views
Concrete Driveway, Garage Door Opener, Oversized, Private Electric Vehicle Charging Station(s), Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor, Fireplace(s), Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony, Other, Private Yard**

Construction: **Metal Siding , Stone, Stucco, Wood Siding**
Flooring: **Carpet, Ceramic Tile, Hardwood, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Gas Stove, Range Hood**
Int Feat: **Bar, Built-in Features, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar**

Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------|-------|----------------|
| Living Room | Main | 21`4" x 18`9" |
| Kitchen | Main | 10`6" x 8`7" |
| Breakfast Nook | Main | 11`0" x 10`11" |
| 2pc Bathroom | Main | 6`7" x 6`5" |
| Bedroom - Primary | Upper | 16`0" x 13`11" |
| 5pc Ensuite bath | Upper | 15`10" x 10`1" |

| Room | Level | Dimensions |
|----------------|-------|-----------------|
| Kitchen | Main | 13`10" x 13`10" |
| Dining Room | Main | 20`4" x 14`8" |
| Den | Main | 11`9" x 10`6" |
| Bonus Room | Upper | 17`5" x 11`10" |
| Walk-In Closet | Upper | 12`5" x 6`11" |
| Balcony | Upper | 9`5" x 3`7" |

| | | | | | |
|------------------|----------|-----------------|----------------------|----------|---------------|
| Bedroom | Upper | 14`1" x 10`11" | Walk-In Closet | Upper | 5`10" x 5`0" |
| Bedroom | Upper | 14`5" x 10`10" | Walk-In Closet | Upper | 4`11" x 4`2" |
| Bedroom | Upper | 13`2" x 11`11" | Walk-In Closet | Upper | 8`2" x 4`1" |
| 4pc Ensuite bath | Upper | 8`1" x 4`1" | Laundry | Upper | 7`9" x 7`1" |
| Walk-In Closet | Upper | 4`2" x 4`1" | 4pc Bathroom | Upper | 10`5" x 7`10" |
| Balcony | Upper | 10`3" x 5`7" | Family Room | Basement | 33`9" x 13`3" |
| Bedroom | Basement | 13`11" x 10`10" | Walk-In Closet | Basement | 4`11" x 4`3" |
| Foyer | Basement | 16`2" x 7`5" | Exercise Room | Basement | 13`0" x 9`11" |
| Mud Room | Basement | 9`4" x 6`0" | Walk-In Closet | Basement | 6`1" x 4`3" |
| 3pc Bathroom | Basement | 9`3" x 4`11" | Furnace/Utility Room | Basement | 9`11" x 9`3" |
| Covered Porch | Basement | 9`2" x 4`6" | | | |

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1s**
Legal Desc: **1411090**

Remarks

Pub Rmks: **Welcome to this three-story luxurious elevated property which is an impressive architectural structure with unobstructed and private panoramic views and prestigiously located in the Patterson community. This exquisite residence boasts meticulously designed living areas that cover more than 5000 square feet of total living space, complete with a spacious basement. Featuring an open-concept design, one cannot help but be amazed in the great room, the breathtaking custom electric fireplace, and the ample natural light that floods in, beautifully showcasing the enchanting panorama views. The kitchen costs more than 100K, which seamlessly connects to the family and dining rooms, is truly a culinary haven! Your elegant dinner gatherings will be elevated in this luxurious gourmet kitchen, equipped with top-of-the-line features like a gas cooktop, built-in ovens, built-in microwave, a spacious island, beautiful custom cabinetry, and countertops, as well as a spice kitchen with another gas stove. Following dinner, Relax at the bar or seating area and enjoy the captivating backdrop to wind down the night. The upper level is dedicated to tranquility and relaxation, while the main level serves as a luxurious retreat on its own! This spacious primary suite includes a private balcony offering stunning unobstructed views, a dry bar, a stunning custom walk-in dressing room, and a lavish ensuite. Pamper yourself with the oversized waterfall steam shower with 10mm shower glass, a luxurious soaker tub, dual vanities with stunning backsplash, and in-floor heating. Completing this level are 3 more deluxe bedrooms, second bedroom features ensuite bathroom and another two rooms feature jack and jill bath and each of rooms feature fitted with ample-sized walk-in closets. plus a convenient laundry room complete with a sink, drying racks, and a ton of storage and counter space. The lower level is fully finished and is where entertainment and comfort unite. This walkout features high ceilings, expansive space for a games area, recreation area, gym & yoga area, custom wine room, den, plus 5th bedroom with a convenient ensuite and a walk-in closet. This property boasts a triple attached garage. This luxurious home is a work of art, showcasing meticulous attention to detail and exceptional functionality and style. Conveniently located near downtown, top-notch schools, shopping, and the Mountains, this stunning property stands out for its contemporary finishes, superb millwork, artistic fixtures, well-thought-out layout, and impressive curb appeal. Highlight - Two Furnaces, Two Air Conditioner, 120G Water Tank, Circulation Pump, 8ft x 5 ft Elevator, E-car charger rough in at the garage, gas rough in for heater, rough in speakers and security cameras, inslab heating rough in basement, 10 feet walls in basement and 8 feet doors at main floor.**

Inclusions: **Built-In Microwave, Two air Conditioners, stand up fridge and stand up freezer**
Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



