



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**32 PATTERSON Crescent, Calgary T3H2C4**

MLS®#: **A2147173**      Area: **Patterson**      Listing Date: **07/05/24**      List Price: **\$1,438,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$12k, 08-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1985**  
Lot Information  
 Lot Sz Ar: **8,051 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,126**  
 Low Sqft:  
 Ttl Sqft: **3,126**

DOM

**73**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Fruit Trees/Shrub(s),Landscaped,Many Trees,Rectangular Lot,Secluded,See Remarks**  
 Park Feat: **Insulated,Triple Garage Attached**

Utilities and Features

Roof: **Rubber,See Remarks**  
 Heating: **Fireplace(s),Forced Air,See Remarks**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line,Private Yard**

Construction: **Brick,Cedar,Concrete,Silent Floor Joists,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,See Remarks**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Disposal,Double Oven,Electric Range,ENERGY STAR Qualified Appliances,Garage Control(s),Garburator,Humidifier,Microwave,Oven-Built-In,Refrigerator,Water Softener,Window Coverings**  
 Int Feat: **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**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 5`11"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>5`11" x 13`1"</b>
<b>Den</b>	<b>Main</b>	<b>12`0" x 10`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>17`6" x 15`0"</b>
<b>Family Room</b>	<b>Main</b>	<b>16`5" x 19`0"</b>	<b>Foyer</b>	<b>Main</b>	<b>9`3" x 11`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`9" x 13`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>20`4" x 15`0"</b>

5pc Bathroom  
Bedroom  
Den  
4pc Bathroom  
Laundry  
Furnace/Utility Room

Second  
Second  
Second  
Basement  
Basement  
Basement

7`5" x 11`2"  
15`3" x 15`1"  
17`0" x 12`8"  
9`8" x 16`10"  
12`1" x 15`10"  
11`9" x 8`2"

5pc Ensuite bath  
Bedroom  
Bedroom - Primary  
Bedroom  
Game Room  
Wine Cellar

Second  
Second  
Second  
Basement  
Basement  
Basement

11`0" x 13`0"  
12`10" x 16`8"  
12`8" x 19`1"  
12`5" x 12`2"  
22`6" x 31`4"  
8`5" x 9`6"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc: **8011541**

Zoning:  
**R-C1**

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY 3-5PM & SUNDAY 12-5PM One of the Best Deals in Patterson Hills!!! Reduced over \$100,000 for an immediate sale!!! 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 in this prestigious executive community where every detail has been crafted to perfection. Don't miss this rare opportunity to own this turn-key home in one of the most sought-after communities. The triple garage is drywalled and insulated and plenty of storage throughout the basement. This home is priced to sell and is in move in condition. Buy it now before its gone!!!**

Inclusions:  
Property Listed By: **Greater Property Group**

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





















