



THE
A-TEAM

**RE/MAX
FIRST**

577 PATTERSON Grove, Calgary T3H 3N6

MLS® #: **A2154808** Area: **Patterson** Listing Date: **08/05/24** List Price: **\$1,675,000**
 Status: **Active** County: **Calgary** Change: **+\$76k, 06-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **7,190 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,907**
 Low Sqft:
 Ttl Sqft: **1,907**

DOM

108
Layout
 Beds: **4 (1 3)**
 Baths: **3.0 (2 2)**
 Style: **Bungalow**

Parking

Ttl Park: **7**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Lawn,Garden,Landscaped,Level,Many Trees,Underground Sprinklers,Rectangular Lot**
 Park Feat: **In Garage Electric Vehicle Charging Station(s),Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Awning(s),Garden,Lighting,Outdoor Kitchen,Private Yard**

Construction: **Concrete,Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Marble,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Freezer,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Induction Cooktop,Microwave,Washer,Window Coverings,Wine Refrigerator**
 Int Feat: **Bar,Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`0" x 20`3"	Kitchen	Main	12`7" x 20`5"
Dining Room	Main	10`6" x 17`11"	Den	Main	10`6" x 11`0"
Mud Room	Main	13`2" x 6`0"	Game Room	Basement	28`7" x 18`4"

Wine Cellar	Basement	10`9" x 5`10"	Furnace/Utility Room	Basement	13`10" x 12`4"
Laundry	Basement	10`6" x 5`10"	Bedroom - Primary	Main	15`5" x 14`6"
Walk-In Closet	Main	7`8" x 10`5"	Bedroom	Basement	9`11" x 19`9"
Bedroom	Basement	11`7" x 10`11"	Bedroom	Basement	13`0" x 14`7"
2pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Main	0`0" x 0`0"
2pc Bathroom	Basement	0`0" x 0`0"	4pc Bathroom	Basement	0`0" x 0`0"

Legal/Tax/Financial

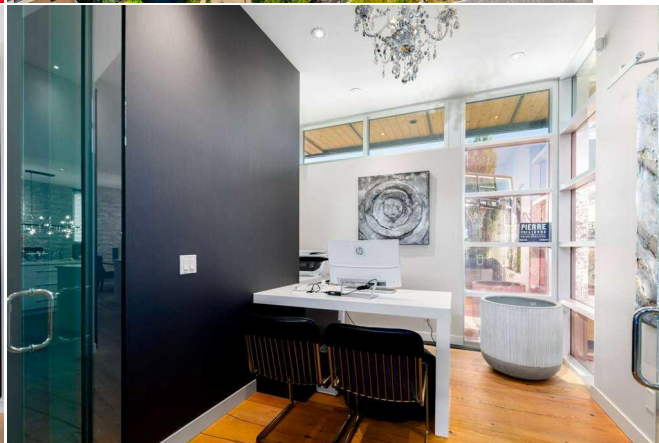
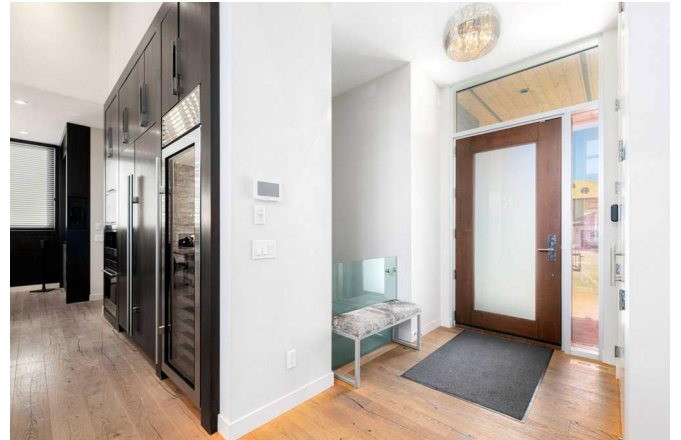
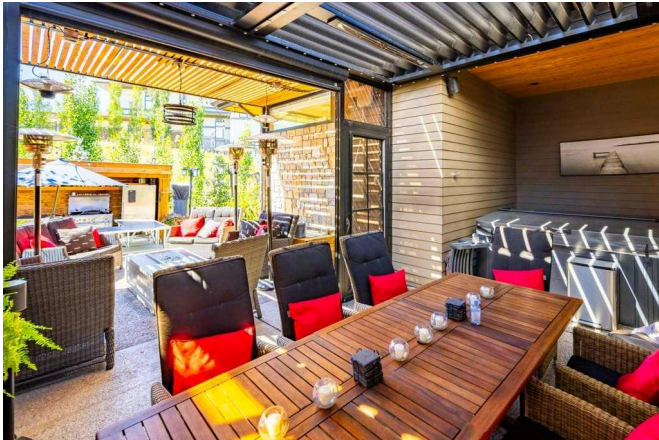
Title: Zoning:
Fee Simple **R-1s**
 Legal Desc: **1210573**

Remarks

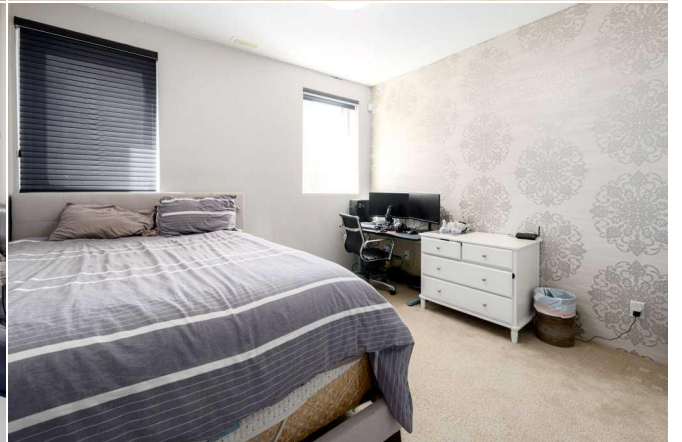
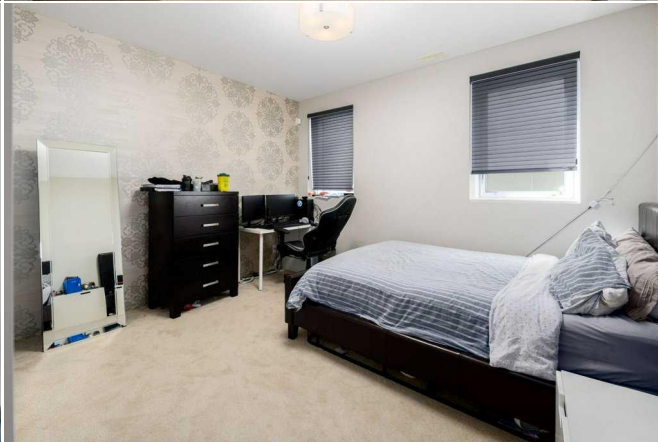
Pub Rmks: **High-end West Coast modern bungalow located in the prestigious "The Point in Patterson Hills". No expense was spared in the building of this stunning masterpiece with 3,700 sq. ft. of luxuriously finished space that incorporates dramatic finishes, central air conditioning, 6' Haro wide plank flooring imported from Germany, Hunter Douglas window coverings & an exemplary blend of indoor/outdoor living. Soaring 16' cathedral ceilings adorned with full-height commercial tinted windows add a sophisticated grandeur to the great room. Relaxation is easily achieved in the living room in front of the floor-to-ceiling Italian marble-encased fireplace. A custom bar & art nook enhance the dining area, where the second fireplace adds a warm atmosphere. Discover the heart of luxury in the stunning chef's kitchen featuring quartz countertops, dual islands, a raised eating bar, a 150-bottle wine fridge & top-of-the line Wolf/Sub Zero appliances including an induction cooktop & an industrial-sized fridge perfect for culinary enthusiasts. Enclosed in glass the main floor den is a contemporary office that allows natural light to flood in while maintaining a sense of privacy. Escape at the end of the day to the opulence of the owner's retreat, smartly designed to ensure your every comfort with an oversized window with automatic remote operated shade, separate laundry, custom walk-in closet & a lavish 5-piece ensuite boasting heated marble floors, dual sinks, a deep soaker tub & a walk-in rain shower. Made for entertaining & R&R the beautifully finished basement with 9' ceilings has it all! Enjoy movie & games nights then grab a snack or refill your drink at the bar. On special evenings procure your favourite bottle of wine from the impressive Italian crafted, 528-bottle wine cellar. 3 spacious & bright bedrooms are on this level sharing the 4-piece bathroom while an additional powder room services the rest of this level. A second laundry room is on this level for ultimate convenience. The exterior is just as stylish with loads of thoughtful spaces to enjoy the great outdoors. A custom-built four-season room with a hot tub has motorized screens & a louvred ceiling giving plenty of options, that carries on to the pergola covered patio with epoxy coating & an outdoor kitchen area with a gas line & commercial appliances creating unlimited ways to convene outdoors. All nestled amongst mature trees & meticulous landscaping with app-controlled irrigation, cedar soffits & white crystal rock décor. The cherry on top of this sensational home is the heated oversized triple attached garage with epoxy floors, 12' ceiling, 3 electric car chargers & 2 hoists. This former show home has one of the largest driveways that is privately tucked away behind a Lift Master gate. Located on a quiet cul-de-sac with easy access in & out of the community, easy access to tranquil pathways & just a quick drive to the shops & amenities in Strathcona, West 85 shops in Aspen Woods, the West Side Rec Centre & Winsport.**

Inclusions: **Hot tub, 1 automotive hoists, pool table, second washer and second dryer**
 Property Listed By: **First Place Realty**

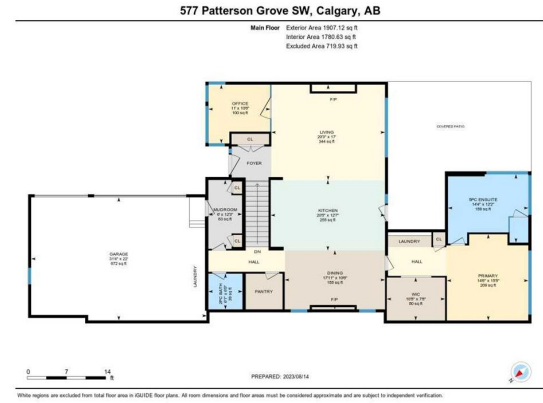
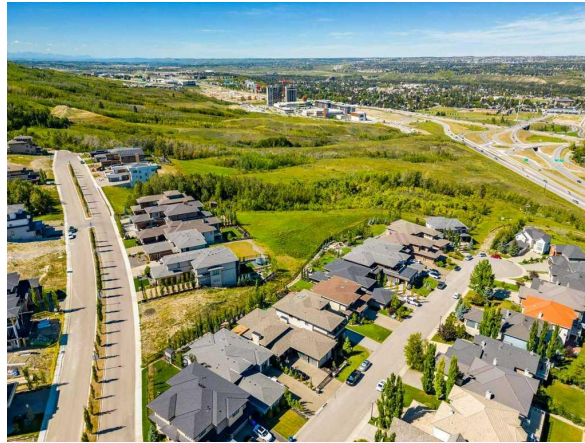
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











577 Patterson Grove SW, Calgary, AB

Basement (Below Grade) Exterior Area 1803.40 sq ft
 Interior Area 1688.20 sq ft



0 4 8

PREPARED: 2023/06/14

While regions are excluded from total floor area in iGUSIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.