



THE
A-TEAM

**RE/MAX
FIRST**

30 PATINA Lane, Calgary T3H 3N4

MLS® #: **A2155431**

Area: **Patterson**

Listing Date: **08/07/24**

List Price: **\$2,099,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2003**
Lot Information
Lot Sz Ar: **9,784 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,257**
Low Sqft:
Ttl Sqft: **2,257**

DOM

118
Layout
Beds: **3 (1 2)**
Baths: **4.5 (4 1)**
Style: **Bungalow**

Parking

Ttl Park: **5**
Garage Sz: **3**

Access:

Lot Feat: **Cul-De-Sac,Low Maintenance Landscape,Street Lighting,Underground Sprinklers,Sloped,Views**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Clay Tile**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Fire Pit,Lighting,Storage**

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

Kitchen Appl: **Built-In Refrigerator,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Refrigerator,Washer/Dryer,Washer/Dryer Stacked**
Int Feat: **Bar,Beamed Ceilings,Bookcases,Built-in Features,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Soaking Tub,Steam Room,Vaulted Ceiling(s),Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	9`1" x 10`11"	Kitchen	Main	12`6" x 20`5"
Dining Room	Main	10`9" x 15`7"	Living Room	Main	18`5" x 23`7"
Bedroom - Primary	Main	16`4" x 17`10"	Laundry	Main	5`9" x 12`11"
Mud Room	Main	5`8" x 7`11"	Media Room	Lower	18`1" x 20`8"

Bedroom Lower 12`7" x 18`10"
Exercise Room Lower 12`10" x 18`8"
Foyer Lower 12`9" x 32`7"
Kitchenette Basement 9`4" x 15`8"
Laundry Basement 6`7" x 8`5"
Flex Space Basement 8`5" x 11`11"
5pc Ensuite bath Main 0`0" x 0`0"
3pc Bathroom Lower 0`0" x 0`0"
Balcony Main 11`6" x 24`0"

Bedroom Lower 11`2" x 18`9"
Furnace/Utility Room Lower 9`4" x 19`0"
Family Room Basement 12`2" x 16`2"
Flex Space Basement 8`6" x 12`10"
Office Basement 8`7" x 9`4"
2pc Bathroom Main 0`0" x 0`0"
4pc Ensuite bath Lower 0`0" x 0`0"
4pc Bathroom Basement 0`0" x 0`0"
Balcony Lower 11`3" x 23`3"

Legal/Tax/Financial

Title: Fee Simple
 Zoning: DC (pre 1P2007)
 Legal Desc: 9512242

Remarks

Pub Rmks: Welcome to this extraordinary custom built home with 5,300 SqFt of developed living space on 3 levels. SPECTACULAR CITY & DOWNTOWN VIEWS on the ridge in the exclusive community of Patterson. The words "Pride of Ownership" do not do this home justice. The Home Owners spared no expense and were involved from day one with the design, executing the build, using only exceptional materials/ fixtures & equipment throughout, and lovingly caring for & cherishing the home until now. Entering the home through the inviting foyer you'll be captivated by the open concept main level with 20 foot Open Beam Ceilings, living room with 2-sided Fireplace, a dream kitchen with beautiful custom Denca cabinets/ granite counters/ stainless steel Sub-Zero & Wolf appliances, a formal dining room, floor to ceiling windows flooding the home with natural light, an amazing upper Balcony with unobstructed City views of the Bow River/ Downtown/ University District & much more. The Primary bedroom is a tranquil retreat with amazing views from your soaker tub, his & hers walk-in closets with custom built-ins, a wonderful ensuite which includes a relaxing steam shower/ separate vanities/ makeup counter and a large laundry room with soaker sink and storage. The eye-catching Floating Staircase leads to the lower level walkout which has 2 wonderful bedrooms/ one with a 4pce ensuite & laundry, additional 3pce bathroom, a chill Media/ Theater room with an amazing Custom Bar to host the big game, inspiring Gym for your workouts, Yoga space, Baby Grand Piano and the walkout leads to the 2nd balcony which is secluded & private with an outdoor fireplace to help relax after a long day. The 2nd "lower level" walkout has a full kitchenette, family room, 4pce bathroom, 3rd laundry area, and THREE "flex spaces". HOME FEATURES: Wirsbo In-floor heating on all three levels, Lutron Lighting (main floor), custom cabinets and built-ins throughout, water & natural gas on all 3 balconies, In-floor heated garage with three 12" floor drains, Hotsy Pressure Washer in Garage, snow melt system for the driveway operated by a TEKmar 667 snow detector and melting control, and much much more.. This is truly a "one of a kind" home.

Inclusions: Baby Grand Piano, Gym Equipment.
Property Listed By: Royal LePage Solutions

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











