



THE
A-TEAM

**RE/MAX
FIRST**

92 PATTERSON Drive, Calgary T3H 2C1

MLS®#: **A2159794** Area: **Patterson** Listing **08/26/24** List Price: **\$1,599,900**
 Status: **Active** County: **Calgary** Date: Change: **-\$100k, 11-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1987** Abv Sqft: **3,478**
Lot Information Low Sqft:
 Lot Sz Ar: **11,325 sqft** Ttl Sqft: **3,478**
 Lot Shape:

DOM

23
Layout
 Beds: **5 (5)**
 Baths: **6.5 (6 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Irregular Lot,Landscaped,Private,Sloped,Treed,Views**
 Park Feat: **Heated Garage,Triple Garage Attached**

Utilities and Features

Roof: **Clay Tile** Construction: **Cedar,Stone,Wood Frame**
 Heating: **Boiler,Forced Air,Natural Gas** Flooring: **Carpet,Tile**
 Sewer: Water Source:
 Ext Feat: **Balcony,Courtyard,Fire Pit,Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Refrigerator,Washer,Window Coverings,Wine Refrigerator**

Int Feat: **Bidet,Built-in Features,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Separate Entrance,Soaking Tub,Stone Counters,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wood Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	15`0" x 9`6"	Dining Room	Main	14`6" x 12`0"
Living Room	Main	20`0" x 14`4"	Breakfast Nook	Main	12`10" x 9`0"
Foyer	Main	11`0" x 9`11"	Game Room	Basement	31`0" x 17`10"
Family Room	Basement	14`8" x 11`2"	Laundry	Main	8`10" x 6`0"
Family Room	Main	20`4" x 12`4"	Furnace/Utility Room	Basement	13`4" x 12`2"

Den	Main	11`6" x 8`8"	Other	Upper	18`8" x 12`0"
Bedroom - Primary	Upper	16`0" x 15`4"	Bedroom	Upper	12`10" x 11`10"
Bedroom	Upper	16`2" x 15`2"	Bedroom	Upper	15`4" x 14`4"
Bedroom	Upper	13`10" x 13`6"	2pc Bathroom	Main	7`10" x 4`10"
3pc Bathroom	Basement	8`6" x 5`4"	4pc Ensuite bath	Upper	9`4" x 5`0"
5pc Ensuite bath	Basement	11`10" x 11`4"	3pc Ensuite bath	Upper	9`0" x 5`8"
3pc Bathroom	Basement	9`0" x 5`2"	4pc Ensuite bath	Upper	8`10" x 4`11"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **8111456**

Zoning: **R-C1**

Remarks

Pub Rmks: **Perched on a sprawling quarter-acre lot, this breathtaking estate home offers over 5,000 square feet of luxurious living space, complete with stunning river views and of the surrounding greenspace. Located in one of the most coveted areas of Patterson, this one-of-a-kind property seamlessly blends elegant design with modern amenities, making it a truly unique find in Calgary's real estate market. Upon entering, you'll be greeted by an open-concept main floor, thoughtfully designed for both relaxation and entertaining. The living spaces are bathed in natural light, with floor-to-ceiling windows that showcase the picturesque surroundings. A custom-designed round dining area overlooks the expansive living space, while a large family room features a cozy gas fireplace and custom built-in cabinetry, offering the perfect spot to unwind. The recently updated chef's kitchen is a culinary masterpiece, with high-end Wolf and Miele appliances, granite countertops, and island, breakfast nook and outdoor patio with fireplace that provides a tranquil spot to enjoy morning coffee while taking in the views. The home features 5 generously sized bedrooms and 6.5 baths. Each bedroom comes complete with its own ensuite and walk-in closet, ensuring comfort and privacy for everyone. The master suite is a luxurious retreat, complete with a cozy sitting area, an oversized custom walk-in closet, and an exquisite 5-piece ensuite. This spa-like bathroom includes dual concrete sinks, custom cabinetry, a Duravit intelligent toilet, Japanese soaker jetted tub, and a separate steam shower with a rain shower head. Upstairs, a versatile bonus area offers additional space for relaxation or entertaining. The fully developed walkout basement is an entertainer's dream, featuring a large recreation room, media area, pool table, and a built-in entertainment center. The basement has been designed for a nanny suite with a bedroom, 3-piece en-suite bath and a den that could easily serve as an additional bedroom. An additional 3-piece bath completes this level. The outdoor spaces are equally impressive, with a private backyard oasis that includes a covered hot tub, an expansive deck with a stone fireplace, and a dedicated BBQ area. The lower area of the lot also has a firepit area to enjoy all the views and tranquility. The professionally landscaped grounds create a perfect setting for both intimate gatherings and large celebrations. Additional features of this remarkable home include a triple car heated garage with epoxy flooring, aggregate driveway, underground electric dog fence, newer windows, upgraded lighting, air-conditioning throughout and more. Ideally located in the heart of SW Calgary, this home offers easy access to top-rated schools, shopping centers, and scenic walking and biking paths, providing the perfect blend of luxury and convenience. This extraordinary residence embodies the essence of estate living, offering an abundance of space, elegant touches, and unparalleled views.**

Inclusions: **Hot Tub**
 Property Listed By: **Century 21 Bamber Realty LTD.**

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











