



THE
A-TEAM

**RE/MAX
FIRST**

25 PATTERSON Park, Calgary T3H 3C7

MLS® #: **A2161296** Area: **Patterson** Listing Date: **09/06/24** List Price: **\$1,250,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1996**
Lot Information
 Lot Sz Ar: **6,307 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,074**
 Low Sqft:
 Ttl Sqft: **3,074**

DOM

12
Layout
 Beds: **6 (4 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Private**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Clay Tile**
 Heating: **In Floor, Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Brick, Stucco, Wood Frame**
 Flooring: **Carpet, Hardwood, Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Central Air Conditioner, Dishwasher, Electric Stove, ENERGY STAR Qualified Freezer, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Elevator, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	10`2" x 6`5"	Living Room	Main	17`10" x 12`11"
Family Room	Main	16`1" x 14`5"	Kitchen	Main	15`0" x 10`0"
Dining Room	Main	14`2" x 12`5"	Breakfast Nook	Main	11`6" x 10`4"
Den	Main	14`5" x 10`4"	Laundry	Main	16`2" x 7`5"
2pc Bathroom	Main	5`0" x 5`0"	Bedroom - Primary	Upper	17`10" x 15`3"

Walk-In Closet	Upper	9`10" x 6`0"
Bedroom	Upper	11`6" x 10`7"
Walk-In Closet	Upper	5`1" x 4`11"
Walk-In Closet	Upper	6`1" x 4`5"
Game Room	Basement	22`1" x 15`8"
Bedroom	Basement	14`5" x 9`11"
Storage	Basement	10`8" x 9`1"
Storage	Basement	18`6" x 11`11"

5pc Ensuite bath
Bedroom
Bedroom
4pc Bathroom
Bedroom
Walk-In Closet
4pc Bathroom

Upper	16`5" x 14`0"
Upper	11`3" x 10`1"
Upper	12`4" x 10`5"
Upper	9`4" x 4`11"
Basement	11`10" x 11`9"
Basement	7`5" x 5`6"
Basement	9`5" x 4`11"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-C1
Legal Desc:	9212480

Remarks

Pub Rmks: **Welcome to this executive estate home in Patterson with 6 bedrooms, 3.5 bathrooms that is BACKING ONTO A PRIVATE GREENSPACE, has a TRIPLE GARAGE with epoxy floors + an ELEVATOR in the garage & over 4000 sq ft of developed living space. With incredible craftsmanship & extensive custom millwork this is arguably one of Calgary's best locations on this estate street in Patterson - this well built home is a rare find in West Calgary! The main floor is thoughtfully designed with a soaring 17'1" foyer ceiling height & hardwood floors piecing the rooms together to perfectly complement the large bright windows & skylights which fill the main floor with tons of natural sunlight. The large main front floor living room space boasts a gas fireplace feature wall that flows seamlessly into the dining room with the double sided fireplace & adjacent through french doors is the kitchen with white cabinetry, pantry, granite countertops & stainless steel appliances. Across from the kitchen is a second dining area and another large rear living room with custom built-in shelving & cabinetry, another gas fireplace and skylights with remote powered blinds! The main floor also has a large front office with french doors that is perfect for an executive or working professional, a spacious garage entryway with a seperate entrance, a half bathroom, main floor laundry including a sink & access to the well manicured backyard with irrigation that backs onto greenspace & exuberates a unique sense of privacy and peacefulness that is incredibly hard to find in Calgary. The incredible staircase brings you to the upper level that greets you with the spacious primary bedroom retreat that has a large walk-in closet and a large 5 piece ensuite bathroom that comes with a deep soaker jet tub, shower, dual sink vanity & a dedicated makeup vanity space. The 2nd, 3rd, and 4th upstairs bedrooms (all with large closets) are conveniently located down the hall adjacent to the upstairs full bathroom. The basement hosts the 5th and 6th bedrooms, another full bathroom & a large family room with another gas fireplace (That's correct, 3 fireplaces total!) that is perfect for entertaining, as an exercise space or for movie nights. The mechanical in this home is outstanding with dual furnaces to service multiple zones, dual A/C units, "in slab" heat in the basement, new plumbing lines on the upper floors and on demand water heater. Other features to note are the central vacuum, Boral Claymax Tile roof (installed May 2015), a large storage room & extensive shelving in the garage. This luxury estate home shows is a rare find, especially to be backing onto green space & it must be viewed to fully appreciate its incredible craftsmanship, layout design and location!**

Inclusions: **Elevator in garage, Skylight Remotes**
Property Listed By: **Grassroots Realty Group**

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











