



THE
A-TEAM

**RE/MAX
FIRST**

202 PATTERSON Boulevard, Calgary T3H 3J6

MLS® #: **A2162103**

Area: **Patterson**

Listing Date: **09/05/24**

List Price: **\$1,060,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1995**

Finished Floor Area

Abv Sqft: **1,907**

Low Sqft:

Ttl Sqft: **1,907**

Lot Information

Lot Sz Ar: **5,909 sqft**

Lot Shape:

DOM

13

Layout

Beds: **4 (2 2)**

Baths: **3.0 (3 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Creek/River/Stream/Pond,Fruit Trees/Shrub(s),Few Trees,Garden,Landscaped,Native Plants,Views
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Garden**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Electric Stove,Microwave,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Central Vacuum,High Ceilings,Kitchen Island,No Smoking Home,Pantry,Wet Bar**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|-----------------|-----------------------|-------------------------|-----------------|----------------------|
| Living Room | Main | 27`9" x 13`7" | Breakfast Nook | Main | 12`2" x 9`7" |
| Bedroom | Main | 12`11" x 10`7" | 4pc Ensuite bath | Main | 12`2" x 9`8" |
| Kitchen | Main | 15`5" x 12`0" | Bedroom | Basement | 13`2" x 11`4" |
| Great Room | Basement | 38`11" x 32`7" | Dining Room | Main | 15`6" x 9`8" |
| Bedroom - Primary | Main | 25`8" x 14`2" | Office | Main | 10`4" x 8`11" |

**4pc Bathroom
Bedroom**

**Main
Basement**

**7`10" x 5`0"
17`9" x 14`0"**

**4pc Bathroom
Furnace/Utility Room**

**Basement
Basement**

**7`11" x 4`11"
21`0" x 15`0"**

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9510433

Zoning:
R-C1

Remarks

Pub Rmks:

Walkout Bungalow | Stunning Valley Views | Soaring Ceilings Discover the allure of this exquisite walkout bungalow in the prestigious Patterson community. With 10-foot ceilings and an expansive living room featuring a cozy double-sided fireplace, this home is designed for both comfort and grandeur. The dining area, adjacent to a well-appointed kitchen, provides a perfect setting for hosting memorable dinners with loved ones. The kitchen itself boasts stainless steel appliances, Corian countertops, and a central island, making it a haven for culinary enthusiasts. Step out onto the open-air deck to marvel at breathtaking valley views, offering a sense of being On Top of The World. The possibility of converting the kitchen into an open-concept space allows for customization limited only by your imagination. Retreat to the spacious and luxurious primary suite, complete with a walk-in closet and a spa-like ensuite featuring a soaking tub, separate shower, and a sinks. another bedroom, a full bath, an office space and convenient laundry room complete this level, ensuring both functionality and elegance. The fully finished basement adds versatility, with a large recreational room that can be adapted to suit your lifestyle needs, whether as a home theatre, gym, or playroom. Two additional bedrooms and a full bathroom provide ample space for guests or a private retreat for teenagers. The outdoor area is equally impressive, showcasing a beautifully landscaped backyard with a patio perfect for summer BBQs and tranquil evenings. The attached double garage offers ample parking and storage. Experience estate living at its finest in this stunning Patterson home, where modern amenities meet thoughtful design in a prime location. Don't miss the opportunity to make this exceptional property yours!

Inclusions:
Property Listed By:

**N/A
RE/MAX First**

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