



THE
A-TEAM

**RE/MAX
FIRST**

16 PATTERSON Mews, Calgary T3H 2C7

MLS® #: **A2162300** Area: **Patterson** Listing Date: **09/04/24** List Price: **\$1,699,000**
 Status: **Pending** County: **Calgary** Change: **-\$51k, 04-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1983**
Lot Information
 Lot Sz Ar: **11,463 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,094**
 Low Sqft:
 Ttl Sqft: **3,094**

DOM

66
Layout
 Beds: **5 (3 2)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Irregular Lot,Landscaped,Many Trees,Pie Shaped Lot,Treed,Views**
 Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle,Membrane**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Private Entrance,Private Yard**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dryer,Gas Cooktop,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Sauna,Separate Entrance,Soaking Tub,Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	24`11" x 18`11"	Dining Room	Main	24`11" x 6`3"
Kitchen	Main	15`3" x 21`11"	Family Room	Main	19`3" x 16`11"
Bedroom - Primary	Second	15`0" x 25`2"	Bedroom	Second	10`10" x 12`8"
Bedroom	Second	10`10" x 15`4"	Bedroom	Basement	9`9" x 15`0"

Bedroom
Exercise Room
4pc Bathroom
5pc Ensuite bath

Basement
Basement
Basement
Second

9`9" x 13`4"
9`10" x 19`3"

Game Room
Wine Cellar
4pc Bathroom
3pc Bathroom

Basement
Basement
Second
Main

14`6" x 33`4"
7`10" x 7`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

8111937

Remarks

Pub Rmks:

One-of-a-kind architectural gem that has never been to market!!! Although completely renovated down to the studs in 2013, with the interior design by Paul Lavoie, this Jeremy Sturgess "castle on the hill" has retained its post-modern character and offers the luxury buyer something truly special. Offering over 5,000 SF of livable space this 3+2 bedroom home has been designed for a family to enjoy the entire property without the need to sacrifice function for style. Walk into this home and you will be immediately struck by the warmth of natural light showcasing gorgeous hardwood flooring the contemporary white walls. A large living room seamlessly transitions to a formal dining area on one side and a den/library with cathedral ceilings on the other. Architecturally planned with wide spanning open-concept living spaces, there are 5 sets of glass double-doors taking you outside to the enormous patio which runs the entire rear of the home. Return inside to a gorgeous kitchen that offers an oversized island and plenty of custom cabinetry with built-in top of the line appliances. Wolf, Subzero and Miele of course, including two dishwashers! Walk by a cozy family space and retreat upstairs where you will find two secondary bedrooms sharing a Jack & Jill style bathroom and another exterior patio. At the end of the hallway the Primary bedroom offers his/her walk-in closets with built-in's and a large bright ensuite with stand-alone tub and oversized steam-shower. Incredible city-scape views from every room on this floor can not be overlooked! The partial walk-out lower level features 2 more large bedrooms both with walk-in closets and a 4pc bathroom. A large rec-room is a perfect flex space for families and this one leads to a gym with access to a rear deck and working sauna. This level also offers a large wine cellar and tons of storage! Full views of the downtown and beyond are enjoyed throughout this home but don't allow that to make you miss the wonderful park-like setting of the backyard. With wooden paths allowing exploration, this garden is a whimsical playground tremendous for imaginative and creative children. This home has been well loved by one family since it was purpose built and fully renovated for their exclusive use. The rare opportunity now exists for the discerning buyer to acquire a very special property. Take the virtual tour or call your favorite Realtor for a private one today!

Inclusions:
Property Listed By:

**Dishwasher (x2), fridge and standalone freezer in the storage room
RE/MAX First**

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













