



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**169 PATTERSON Boulevard, Calgary T3H 3B1**

MLS®#: **A2164103**

Area: **Patterson**

Listing Date: **09/11/24**

List Price: **\$1,189,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1992**

Lot Information

Lot Sz Ar: **5,844 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,761**  
Low Sqft:  
Ttl Sqft: **2,761**

DOM

**8**  
Layout  
Beds: **5 (4 1)**  
Baths: **4.5 (4 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,Low Maintenance Landscape,Landscaped,Street Lighting**  
Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**  
Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Crown Molding,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>14`10" x 13`1"</b>	<b>Family Room</b>	<b>Main</b>	<b>14`11" x 13`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>20`9" x 12`6"</b>	<b>Pantry</b>	<b>Main</b>	<b>4`0" x 3`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`1" x 11`0"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>8`0" x 7`2"</b>
<b>Foyer</b>	<b>Main</b>	<b>10`9" x 10`3"</b>	<b>Den</b>	<b>Main</b>	<b>12`7" x 9`8"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`7" x 7`0"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`7" x 5`4"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`0" x 13`7"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>9`7" x 8`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`2" x 10`6"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>9`1" x 8`4"</b>

**Bedroom**  
**5pc Bathroom**  
**Game Room**  
**Storage**  
**3pc Bathroom**

**Upper** 14`0" x 11`5"  
**Upper** 10`6" x 5`0"  
**Basement** 18`10" x 12`9"  
**Basement** 9`0" x 4`0"  
**Basement** 9`2" x 5`1"

**Bedroom**  
**Family Room**  
**Bedroom**  
**Storage**  
**Furnace/Utility Room**

**Upper** 10`6" x 9`6"  
**Basement** 24`10" x 12`9"  
**Basement** 14`6" x 11`9"  
**Basement** 15`10" x 8`1"  
**Basement** 11`8" x 11`2"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **9210507**

Zoning: **R-C1**

Remarks

**Pub Rmks:** **Executive, custom-built two-storey home located in Calgary's prestigious Patterson. This updated five-bedroom, air-conditioned residence backs onto a scenic park with walking paths and is within walking distance of various amenities, including schools, parks, and transportation. Upon entry, a bright and open floor plan greets you, featuring 9 ft ceilings and abundant natural light. Recent updates include brand new windows throughout, a fresh coat of paint throughout, kitchen and bathroom renovations, and more. Hardwood floors flow through the main level to a spacious family room, complete with a cozy gas fireplace. The family room opens to a formal dining area with direct access to the kitchen. The gourmet kitchen, recently updated, boasts built-in stainless steel appliances, a large island, stunning granite countertops, and designer tile backsplash. Adjacent to the kitchen is a breakfast nook with a step down to the living room, which includes another gas fireplace and built-ins. A large mudroom and laundry room provide access to a double attached garage, offering additional storage. A den, ideal for a home office, and a two-piece powder room complete the main floor. A grand staircase leads to the second level, where you'll find a four-piece main bathroom, three good-sized bedrooms—one with a rare three-piece ensuite and walk-in closet—and a spacious primary bedroom. The primary bedroom features a large walk-in closet with built-ins and a luxurious, updated spa-like four-piece ensuite, complete with a soaker tub, rain shower, and heated floors. A professionally developed basement offers a fantastic space for entertaining, including a large recreation room, a four-piece main bathroom, and a fifth bedroom. The mechanical room has been updated with two newer air conditioning units, two hot water tanks, two furnaces, a water softener, as well as all of the Poly B removed in the home. The west-facing backyard, which backs onto a scenic walking path, includes a double-tiered deck, a patio and ample yard space for entertaining. Enjoy maintenance-free living in this move-in-ready home. Must see to appreciate the thoughtful renovations throughout the home. Perfect for a growing family!**

**Inclusions:** **Refrigerator, Dishwasher, Stove, Microwave, Washer, Dryer, Central Vacuum System plus Attachments, Countertop Stove, Built-in Oven, Water Softener**  
**Property Listed By:** **Greater Property Group**

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





















