



THE
A-TEAM

**RE/MAX
FIRST**

169 PATTERSON Boulevard, Calgary T3H 3B1

MLS® #: **A2167447**

Area: **Patterson**

Listing Date: **09/20/24**

List Price: **\$1,149,900**

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

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`10" x 13`1"	Family Room	Main	15`0" x 14`0"
Kitchen	Main	20`9" x 12`6"	Pantry	Main	4`0" x 3`8"
Dining Room	Main	13`1" x 11`0"	Breakfast Nook	Main	8`0" x 7`2"
Foyer	Main	10`9" x 10`3"	Den	Main	12`7" x 9`8"
Laundry	Main	8`7" x 7`0"	2pc Bathroom	Main	5`7" x 5`4"
Bedroom - Primary	Upper	14`0" x 13`7"	5pc Ensuite bath	Upper	9`7" x 8`6"
Bedroom	Upper	13`2" x 10`6"	3pc Ensuite bath	Upper	9`1" x 8`4"
Bedroom	Upper	14`0" x 11`5"	Bedroom	Upper	10`6" x 9`6"
5pc Bathroom	Upper	10`6" x 5`0"	Family Room	Basement	24`10" x 12`9"

Game Room
Storage
3pc Bathroom

Basement
Basement
Basement

18`10" x 12`9"
9`0" x 4`0"
9`2" x 5`1"

Bedroom
Storage
Furnace/Utility Room

Basement
Basement
Basement

14`6" x 11`9"
15`10" x 8`1"
11`8" x 11`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

9210507

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:
Property Listed By:

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

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











