



THE
A-TEAM

**RE/MAX
FIRST**

108 PATTERSON Drive, Calgary T3H 3B2

MLS®#: **A2168020** Area: **Patterson** Listing Date: **09/27/24** List Price: **\$1,948,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1993**
Lot Information
 Lot Sz Ar: **6,544 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,387**
 Low Sqft:
 Ttl Sqft: **2,387**

DOM

10
Layout
 Beds: **4 (2 2)**
 Baths: **5.0 (5 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Front Yard,Low Maintenance Landscape,Landscaped,Street Lighting,Views**
 Park Feat: **Driveway,Garage Door Opener,Garage Faces Side,Heated Garage,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Lighting**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s),Washer,Wine Refrigerator**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s),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	18`8" x 15`4"	Kitchen	Main	27`7" x 16`4"
Dining Room	Main	13`10" x 9`3"	Bedroom - Primary	Main	23`1" x 11`11"
Walk-In Closet	Main	11`11" x 5`3"	5pc Ensuite bath	Main	10`4" x 10`3"
Bedroom	Main	11`11" x 11`0"	4pc Ensuite bath	Main	7`10" x 4`10"
Foyer	Main	9`3" x 6`1"	Den	Main	10`11" x 10`11"
Laundry	Main	10`0" x 5`10"	4pc Bathroom	Main	9`10" x 4`9"

Loft	Upper	13`1" x 8`11"	Family Room	Basement	22`3" x 19`10"
Media Room	Basement	14`11" x 10`8"	Bedroom	Basement	13`1" x 11`11"
Bedroom	Basement	14`2" x 11`11"	Other	Basement	10`8" x 9`5"
Other	Basement	12`4" x 12`3"	Storage	Basement	9`10" x 8`2"
4pc Bathroom	Basement	8`4" x 4`10"	4pc Bathroom	Basement	10`2" x 4`9"
Furnace/Utility Room	Basement	11`4" x 9`6"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C1**
 Legal Desc: **9210507**

Remarks

Pub Rmks: **Welcome to this luxurious property located in the prestigious Patterson community. Recently renovated from top to bottom, this home showcases meticulous attention to detail and offers stunning views that will leave you breathless. As you step into this walk-out bungalow, you'll immediately notice the spaciousness and airy feel provided by the high ceilings. The beautiful hardwood floors throughout make for a seamless transition into every room. The heart of this home is the dream chef's kitchen, complete with, gorgeous quartz countertops, high-end appliances, a lengthy kitchen island with a breakfast bar, and a commercial-grade fridge. The large north facing balcony can be found just off of the dining area. Prepare to be wowed by the spectacular view that greets you from every angle. The main floor boasts two generously sized bedrooms as well as a good sized den, perfect for a home office. The primary bedroom overlooks the picturesque ravine and features a 5 piece ensuite bathroom that exudes a spa-like ambiance, with a luxurious standalone tub and rain shower. The second bedroom is equally spacious and comfortable and boasts a 4 piece ensuite. The main floor also has a large 4 piece main bathroom just next to the garage entrance and laundry room. The conveniently placed main floor laundry room and mud room boasts an entrance to a fully finished triple attached heated garage, complete with a spacious kitchenette. The staircase leads up to a loft with built in features, perfect for an office or hobby area. Every aspect of this home has been carefully designed with unparalleled attention to detail. The walk-out basement is a haven of natural light, thanks to the tall ceilings and large windows. Here, you'll find two additional spacious bedrooms, and two 4 piece main bathrooms, ensuring everyone has their own private space. There are also two flex rooms that can be customized into a craft room or office, allowing for versatility and flexibility. The family area in the basement with a fully equipped wet bar and a luxurious gas fireplace adds a touch of elegance and is perfect for entertaining friends and family. The door leading out to the backyard is where you'll find a plug-in ready for a future hot tub. If you love to entertain, you'll appreciate the convenience of a secondary kitchen located in the heated garage. This magnificent home offers an array of features that make it truly exceptional, including upgrades such as newer roof shingles and more. However, words can only do so much justice. To truly appreciate the beauty and craftsmanship of this property, you must experience it firsthand. Don't miss out on this gem in the established community of Patterson. Close proximity to schools, shopping and amenities, this exquisite home is truly in the perfect location. Exceptional value!**

Inclusions: **(2) Refrigerators, (2) Dishwashers, (2) Stoves, Range Hood, Microwave, Washer, Dryer, Water Softener, Vacuflo System plus attachments, Basement Wine Fridge, All Window Coverings, Garage Door Opener with controls, (4) TV Mounts**

Property Listed By: **Greater Property Group**

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