



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**74 PATTERSON Close, Calgary T3H 3K2**

MLS® #: **A2170994**      Area: **Patterson**      Listing Date: **10/18/24**      List Price: **\$1,950,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1997**

Finished Floor Area

Abv Sqft: **4,148**  
 Low Sqft:  
 Ttl Sqft: **4,148**

DOM

**0**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **4.5 (4 1)**  
 Style: **2 Storey**

Lot Information

Lot Sz Ar: **7,793 sqft**  
 Lot Shape:

Parking

Ttl Park: **6**  
 Garage Sz: **3**

Access:

Lot Feat: **Cul-De-Sac,Environmental Reserve,No Neighbours Behind,Landscaped,Level,Street Lighting,Underground Sprinklers,Steep Slope**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Microwave,Oven-Built-In,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Recessed Lighting,Recreation Facilities,Vinyl Windows,Walk-In Closet(s),WaterSense Fixture(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>3pc Bathroom</b>	<b>Main</b>		<b>Breakfast Nook</b>	<b>Main</b>	<b>10`10" x 8`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`5" x 15`11"</b>	<b>Family Room</b>	<b>Main</b>	<b>22`2" x 20`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>22`5" x 22`3"</b>	<b>Laundry</b>	<b>Main</b>	<b>11`2" x 12`8"</b>

<b>Living Room</b>	<b>Main</b>	<b>12`11" x 12`0"</b>	<b>5pc Bathroom</b>	<b>Second</b>	
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>12`10" x 15`7"</b>	<b>Bedroom</b>	<b>Second</b>	<b>13`9" x 14`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>14`5" x 19`1"</b>	<b>Bedroom</b>	<b>Second</b>	<b>14`3" x 14`3"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>16`3" x 19`11"</b>	<b>2pc Bathroom</b>	<b>Basement</b>	
<b>3pc Ensuite bath</b>	<b>Basement</b>		<b>Kitchenette</b>	<b>Basement</b>	<b>9`4" x 2`9"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>15`8" x 17`10"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`3" x 14`5"</b>
<b>Exercise Room</b>	<b>Basement</b>	<b>12`2" x 11`7"</b>	<b>Media Room</b>	<b>Basement</b>	<b>33`2" x 24`5"</b>

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **R-CG**  
 Legal Desc: **9512917**

Remarks

Pub Rmks: **Discover an exceptional opportunity to own a beautifully updated executive family home in one of Patterson's most coveted cul-de-sacs. This prime location offers the ideal combination of peaceful surroundings and easy access, with a spacious green space in front and a serene environmental reserve at the back. Here you will find your dream home! This stunning residence boasts over 6,200+ square feet of living space, combining contemporary comfort and style with an intelligent floor plan that is sure to please even the most discerning buyers. Featuring 4+2 bedrooms, a gym, a home theater, an office/den, a triple-car garage, a formal dining room, and brand-new GE Café kitchen appliances, this home is designed for luxurious living. Nestled on a picturesque ridge, it offers breathtaking, unobstructed views of a serene forest. An updated gourmet kitchen with high-end appliances, including a wall oven, speed oven/microwave, gas stove, imported granite countertops, custom solid wood cabinetry, and a large island, is the centerpiece of this home. The open-concept living room features a cozy gas fireplace and 17-foot ceilings, framed by large windows that flood the space with natural light while providing spectacular views of the surrounding landscape. Step outside to the expansive wrap-around deck and BBQ area, ideal for outdoor gatherings and enjoying the peaceful forest vista. The main level also includes a well-appointed powder room with shower, a grand office with custom built-in cabinets, a laundry area with ample cabinetry, a mudroom with built-in lockers for organization, and a separate storage space conveniently located between the garage and mudroom. Ascend the grand staircase to the second level to discover 4 generously sized bedrooms, each with its own walk-in closet. The spacious 5-piece bathroom, with a separate shower + toilet area, is ideal for shared use. The primary retreat is a truly spectacular, featuring a private balcony with views of the nature reserve, a spacious walk-in closet, and a luxurious spa-inspired 5-piece ensuite. Enjoy the ultimate in comfort with heated floors, a relaxing soaker tub, and an oversized walk-in shower for a truly serene experience. The lower-level walkout hosts two additional bedrooms, a gym, a home theater, a kitchenette, a games area, and a rec room. Recent updates include PEX piping (PolyB removal), exterior stucco, roof shingles, Duradeck, carpet, lighting, bathrooms, and kitchen cabinets and appliances. Located in a prestigious area with walking paths along the Bow River and a quick commute to downtown Calgary, COP, the Rocky Mountains, Foothills or Children's Hospital, UofC, and Market Mall, this home truly combines elegance, comfort, and a stunning natural setting, making it a rare find. Don't miss the opportunity to own this wonderful home. Contact your favorite realtor to arrange a viewing and experience this exceptional home for yourself! Please make sure to click and enjoy the 3D virtual tour and for more photos!**

Inclusions: **basement fridge, home theatre seating**  
 Property Listed By: **Century 21 Bamber Realty LTD.**

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











