



THE
A-TEAM

**RE/MAX
FIRST**

435 PATTERSON Boulevard, Calgary T3J1E8

MLS®#: **A2176772**

Area: **Patterson**

Listing Date: **11/02/24**

List Price: **\$2,550,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**
Lot Information
Lot Sz Ar: **7,180 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **4,868**
Low Sqft:
Ttl Sqft: **4,868**

DOM

18
Layout
Beds: **7 (5 2)**
Baths: **7.0 (7 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,City Lot,No Neighbours Behind,Landscaped,Street Lighting,Rectangular Lot,Sloped,Steep Slope**

Park Feat: **Aggregate,Double Garage Attached,Garage Door Opener,Heated Garage,In Garage Electric Vehicle Charging Station(s),Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler,Central,High Efficiency,Make-up Air,Fireplace(s),Forced Air,Humidity Control,Natural Gas,Radiant**
Sewer: **Public Sewer**
Ext Feat: **Balcony,BBQ gas line,Dock,Other,Private Yard**

Construction: **Concrete,Metal Siding ,Silent Floor Joists,Stone,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl Plank**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Double Oven,Garage Control(s),Gas Cooktop,Gas Water Heater,Range Hood,Refrigerator,See Remarks,Stove(s),Warming Drawer,Washer/Dryer,Washer/Dryer Stacked,Wine Refrigerator**

Int Feat: **Bookcases,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Dry Bar,Elevator,Granite Counters,High Ceilings,Jetted Tub,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Sauna,Smart Home,Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities: **Cable Internet Access,Natural Gas Connected,Underground Utilities,Water Connected**

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------------|--------------|-------------------|-------------------|--------------|-------------------|
| Living Room | Main | 16`0" x 22`0" | Dining Room | Main | 16`9" x 16`5" |
| Office | Main | 15`2" x 11`0" | Bedroom - Primary | Main | 15`0" x 13`2" |
| 6pc Ensuite bath | Main | 15`0" x 9`0" | Kitchen | Main | 20`5" x 15`6" |
| Pantry | Main | 15`6" x 7`0" | Spice Kitchen | Main | 15`6" x 7`0" |
| Bedroom - Primary | Second | 16`0" x 17`6" | Bedroom | Second | 11`10" x 9`10" |
| Bedroom | Second | 14`2" x 12`6" | Bedroom | Second | 141`1" x 12`6" |
| Bonus Room | Second | 21`4" x 14`4" | 6pc Ensuite bath | Second | 12`4" x 10`0" |
| 4pc Ensuite bath | Second | 8`0" x 5`0" | 3pc Ensuite bath | Second | 9`0" x 6`0" |
| 3pc Ensuite bath | Second | 9`0" x 5`0" | Laundry | Second | 8`10" x 8`5" |
| Loft | Second | 13`6" x 7`8" | Living Room | Lower | 19`10" x 16`7" |
| Bedroom | Lower | 12`6" x 10`7" | Bedroom | Lower | 12`6" x 10`7" |
| Dining Room | Lower | 11`0" x 10`10" | Game Room | Lower | 20`2" x 16`0" |
| 4pc Bathroom | Lower | 8`6" x 5`0" | 4pc Bathroom | Lower | 9`0" x 5`0" |

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1411090**

Zoning: **RC-2**

Remarks

Pub Rmks: **New Home in the prestigious Community of Patterson Point, where luxury meets Contemporary design in a Luxurious 3-Story home spanning 7075 Sq. Ft. on all three levels: Open floor plan, Two master suites, Elevator, RI E-Car charger, City view decks, Gas fireplace on the back patio, 2 bedroom legal basement suite. Total of 7 bedrooms 7 & half baths. This luxurious home is thoughtfully designed to take advantage of all the elements resulting in a healthy and comfortable home filled with natural air and light offering high ceilings and unobstructed panoramic views of the city. Elevator access on all three floors. On the entry level is your reverse walk-out basement with open staircase w/ walnut railing which feels like anything but a basement. Luxury vinyl plank flooring, in-floor heat, Rec room with bar sink and wine cooler / beverage fridge and full bath with steam shower. This level also has a spacious 2-bedroom legal basement suite with fridge, electric stove, dishwasher, hood fan, microwave and separate entrance. Double attached garage, heated, insulated drywalled and Rough in E-car charger. Combining functionality and esthetics Second floor (or main floor) : has 10' ceiling, engineered hardwood flooring, chef's dream kitchen, quartz counter tops, high-end appliances, Thermador 36" gas cook top, built-in dishwasher, 48" fridge and built-in triple combo oven, speed oven & warming drawer, high efficiency hood fan, Cabinets w/ soft close doors huge pantry Plus large spice kitchen w/ electric stove, hood fan, sink and another fridge. Just off the kitchen is a Coffee station w/ beverage fridge, Large dining room with 8 ft. high glass patio doors leading to a covered deck with gas fireplace. This floor also has one of the two Master bedroom with walk-in closet, 6 pc bath w / free standing air jetted jacuzzi tub and 8 ft high glass patio doors leading to back yard, powder room, spacious Den / office w / built-in wall unit and deck with city views. Top Floor: Has 9" high ceiling, high quality wool Carpet, 2nd Master Bedroom with walk-in closet w / 6 pc bath with free standing tub w/ jacuzzi air jets and just a deck of the bedroom with unobstructed city views, 3 more bedrooms with en-suite and walk-in closet, spacious Bonus room, a coffee station w/ wine cooler and sink, laundry room w/ built-ins for storage and a loft w / built-in wall unit and big windows with city views. Fully landscaped, exposed aggregate driveway and back patio. Central A/C. Basement with in floor heat, all tiled bathroom laundry floors with in floor heat. This cozy home has emerged Elegance and comfort for you and your family. Are development has architectural control to create a beautiful community.**

Inclusions: **None**
 Property Listed By: **MaxWell Capital Realty**

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