



THE
A-TEAM

**RE/MAX
FIRST**

108 PATTERSON Drive, Calgary T3H 3B2

MLS®#: **A2196741** Area: **Patterson** Listing Date: **02/28/25** List Price: **\$1,800,000**
 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: **2,312**
 Low Sqft:
 Ttl Sqft: **2,312**

DOM

9
Layout
 Beds: **4 (2 2)**
 Baths: **5.0 (5 0)**
 Style: **Bungalow**

Parking

Ttl Park: **5**
 Garage Sz: **3**

Access:

Lot Feat: **Backs on to Park/Green Space,City Lot,Environmental Reserve,Gentle Sloping,Landscaped,Lawn,Rectangular Lot,Sloped Down**

Park Feat:

Driveway,Garage Door Opener,Garage Faces Side,Heated Garage,Triple Garage Attached

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings,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>
Kitchen	Main	26`0" x 16`4"
Living Room	Main	19`4" x 15`3"
Foyer	Main	10`10" x 6`0"
Media Room	Lower	20`5" x 14`11"
Loft	Second	10`11" x 10`11"
Bedroom - Primary	Main	23`1" x 11`1"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	15`8" x 9`3"
Office	Main	10`11" x 10`11"
Game Room	Lower	24`8" x 19`9"
Furnace/Utility Room	Lower	14`5" x 11`4"
Mud Room	Main	10`0" x 5`10"
Bedroom	Main	11`11" x 11`0"

Bedroom Lower 13`2" x 12`0"
4pc Bathroom Main 9`10" x 4`10"
4pc Bathroom Lower 8`5" x 4`11"
4pc Ensuite bath Main 9`10" x 4`10"

Bedroom Lower 14`2" x 11`11"
5pc Ensuite bath Main 12`3" x 10`3"
4pc Bathroom Lower 10`2" x 4`11"

Legal/Tax/Financial

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

Zoning:
R-CG

Remarks

Pub Rmks: Welcome to this exquisite property nestled in the prestigious Patterson community. This home has been beautifully renovated from top to bottom, showcasing impeccable attention to detail and offering breathtaking views that will leave you in awe. As you enter this walk-out bungalow, you'll immediately appreciate the spaciousness and light-filled ambiance created by the high ceilings. The stunning hardwood floors provide a seamless flow throughout the home. At the heart of the residence is the chef's dream kitchen, featuring elegant quartz countertops, high-end appliances, a generous island with a breakfast bar, and a commercial-grade refrigerator. Adjacent to the dining area, you'll find a large north-facing balcony that highlights the spectacular views. The main floor includes two spacious bedrooms and an office, complete with a built-in desk and bookshelves, and a loft that can be used as a library or second office. The primary bedroom offers serene views of the ravine and boasts a luxurious 5-piece ensuite bathroom that feels like a personal spa, complete with a standalone tub and curbless shower creating a seamless transition and easy access. The second bedroom is equally inviting and includes a 4-piece ensuite bathroom. There's also a large 4-piece main bathroom conveniently located near the garage entrance and laundry room. The main floor laundry and mud room provides access to a fully finished, heated triple attached garage with a spacious kitchenette. The walk-out basement is a bright haven equipped with tall ceilings and large windows. Here, you will find two spacious bedrooms and two 4-piece bathrooms, ensuring ample privacy for family and guests. A versatile flex room can be tailored to your needs, whether as a craft room or office. The family area in the basement is perfect for entertaining, featuring a fully equipped wet bar and an elegant gas fireplace. A door leads to the backyard, complete with a plug-in for a future hot tub. This remarkable home is equipped with many attractive features, including recent upgrades like a new roof. However, words can only convey so much. To fully appreciate the beauty and craftsmanship of this property, it must be experienced in person. Don't miss your chance to own this exceptional home in the well-established Patterson community, just moments away from schools, shopping, and amenities. This exquisite property represents outstanding value and is perfectly situated for your enjoyment!

Inclusions: **na**
 Property Listed By: **Real Broker**

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









11.22.2024 - 108 PATTERSON DR SW
 MAIN 2,022.13 SQ FT 187.56 M²
 UPPER 1,000.00 SQ FT 92.79 M²
 LOWER 2,310.14 SQ FT 214.06 M²
 TOTAL AREA 4,342.27 SQ FT 404.41 M²



