



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**52 PATTERSON Crescent, Calgary T3H 2C3**

MLS® #: **A2200437**

Area: **Patterson**

Listing Date: **03/07/25**

List Price: **\$1,638,888**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1983**

Finished Floor Area

Abv Sqft: **3,231**

Low Sqft:

Ttl Sqft: **3,231**

Lot Information

Lot Sz Ar: **8,643 sqft**

Lot Shape:

DOM

**2**

Layout

Beds: **5 (3 2 )**

Baths: **4.5 (4 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard, Pie Shaped Lot**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony, Private Yard**

Construction: **Wood Siding**

Flooring: **Hardwood**

Water Source:

Fnd/Bsmt: **Poured Concrete**

Kitchen Appl:

**Built-In Oven, Central Air Conditioner, Convection Oven, Dishwasher, Refrigerator, Washer/Dryer**

Int Feat:

**Bar, Built-in Features, Chandelier, Granite Counters, Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>		<b>3pc Bathroom</b>	<b>Basement</b>	
<b>4pc Bathroom</b>	<b>Second</b>		<b>4pc Bathroom</b>	<b>Basement</b>	
<b>5pc Ensuite bath</b>	<b>Second</b>		<b>Dining Room</b>	<b>Main</b>	<b>16`0" x 11`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`8" x 14`10"</b>	<b>Family Room</b>	<b>Main</b>	<b>17`4" x 12`11"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>21`2" x 14`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>12`4" x 11`4"</b>

<b>Bedroom</b>	<b>Second</b>	<b>11`9" x 8`5"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>15`1" x 13`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`7" x 9`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>15`4" x 14`10"</b>
<b>Den</b>	<b>Main</b>	<b>10`4" x 9`6"</b>	<b>Game Room</b>	<b>Basement</b>	<b>16`4" x 12`3"</b>
<b>Laundry</b>	<b>Second</b>	<b>8`6" x 7`0"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>14`10" x 11`5"</b>
<b>Living Room</b>	<b>Basement</b>	<b>27`4" x 14`10"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>14`3" x 4`7"</b>
<b>Pantry</b>	<b>Main</b>	<b>13`8" x 11`9"</b>	<b>Mud Room</b>	<b>Main</b>	<b>11`0" x 9`9"</b>

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-CG**  
 Legal Desc: **8011541**

Remarks

Pub Rmks: **Luxurious Fully Remodeled Family Home in the Heart of Patterson. Nestled in the serene, older part of Patterson, this stunning 5,000 sq ft fully remodeled home offers the perfect blend of modern luxury and timeless charm. Situated on a quiet street surrounded by beautiful custom homes and friendly neighbors, this property is a rare gem in one of Calgary's most sought-after communities. With meticulous attention to detail and high-end upgrades throughout, this home is move-in ready and designed for both comfort and entertaining. Step outside to a freshly painted facade with repaired siding and a brand-new roof, exuding curb appeal. The expansive 4-car exposed aggregate driveway welcomes you home, while all-new energy-efficient windows and doors, paired with stylish exterior lighting, enhance both beauty and efficiency. Enjoy the balcony of the primary suite with amazing views, a landscaped yard and a large lower deck—perfect for summer barbecues—overlooking a massive backyard, ideal for family fun and relaxation. Inside, no detail has been overlooked. The home boasts all-new flooring, tile, and paint, creating a fresh and inviting atmosphere. Custom cabinetry flows throughout, complemented by a chef's dream kitchen featuring a massive cooktop with 4 burners a BBQ and griddle, two full-size ovens, a third convection oven/microwave, an extra-large fridge and freezer, a pot-filler and a stunning wine cellar with wine fridge in the butler's pantry—perfect for the culinary enthusiast or avid entertainer. Practicality meets luxury with a double washer and dryer setup and a unique dog wash, tailored for larger families and pet lovers alike. The spa-inspired ensuite is a true retreat, offering a double sink, freestanding tub with a sleek faucet, and a state-of-the-art shower complete with a rain head, hand shower, four body sprays, and steam feature. Home audio wiring enhances the primary bedroom, bathroom, and main floor, setting the stage for relaxation or lively gatherings. This expansive home features 3 spacious bedrooms upstairs, 2 additional bedrooms in the basement, and a total of 4 full bathrooms (2 upstairs, 2 in the basement) plus a main-floor powder room. The fully developed basement is an entertainer's delight, complete with a wet bar, dishwasher, and bar sink—perfect for hosting guests or creating a cozy family hangout. Stay comfortable year-round with two high-efficiency furnaces (both with A/C units) and a brand-new IBC boiler system, heating a 75-gallon hot water tank and the basement fan coil. With 5,000 sq ft of fully developed space, this home offers ample room for every lifestyle. Why You'll Love It: From the tranquil street to the luxurious finishes, 52 Patterson Crescent SW is more than a home—it's a lifestyle. Whether you're raising a family, entertaining friends, or simply seeking a peaceful retreat, this property delivers it all.**

Inclusions: **n/a**  
 Property Listed By: **CIR Realty**

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























