\$1,800,000 - 108 Patterson Drive Sw, Calgary

MLS® #A2196741

\$1,800,000

4 Bedroom, 5.00 Bathroom, 2,312 sqft Residential on 0.15 Acres

Patterson, Calgary, Alberta

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, youâ€[™]II 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. Thereâ€[™]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. 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!

Built in 1993

Essential Information

MLS® #	A2196741
Price	\$1,800,000
Bedrooms	4
Bathrooms	5.00
Full Baths	5
Square Footage	2,312
Acres	0.15
Year Built	1993
Туре	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address Subdivision City County	108 Patterson Drive Sw Patterson Calgary Calgary	
Province Postal Code	Alberta T3H 3B2	
Amenities		
Parking Spaces	5	
Parking	Driveway, Garage Door Opener, Heated Garage, Triple Garage Attached, Garage Faces Side	
# of Garages	3	
Interior		
Interior Features	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	
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings, Wine Refrigerator	
Heating	Forced Air, Natural Gas	
Cooling	Central Air	
Fireplace	Yes	
# of Fireplaces	2	
Fireplaces	Electric, Gas, Living Room, Recreation Room	
Has Basement	Yes	
Basement	Finished, Full	
Exterior		
Exterior Features	Private Yard	
Lot Description	Backs on to Park/Green Space, City Lot, Gentle Sloping, Landscaped, Lawn, Rectangular Lot, Environmental Reserve, Sloped Down	
Roof	Asphalt	
Construction	Brick, Stucco	
Foundation	Poured Concrete	
Additional Information		
Date Listed	February 28th, 2025	

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Days on Market	36
Zoning	R-CG

Listing Details

Listing Office Real Broker

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