

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

MLS® #A2196741

\$1,800,000

4 Bedroom, 5.00 Bathroom, 2,312 sqft

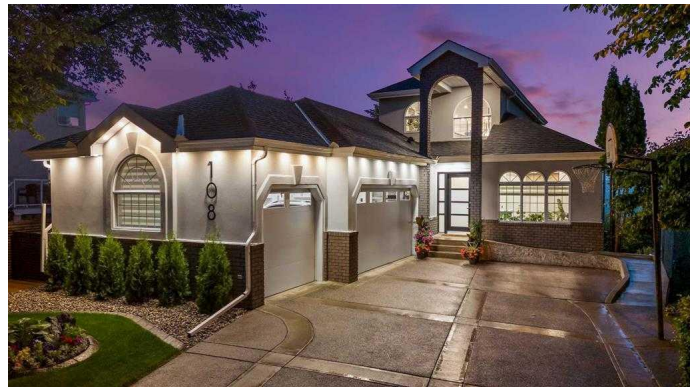
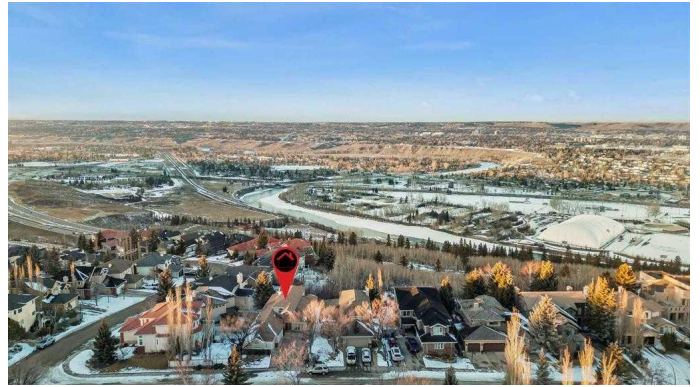
Residential on 0.15 Acres

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, 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. 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 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 108 Patterson Drive Sw |
| Subdivision | Patterson |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | 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 |
| Days on Market | 39 |
| Zoning | R-CG |

Listing Details

Listing Office

Real Broker

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.