



## 30 Patina Lane Calgary Alberta

\$2,099,900

OPEN HOUSE FRIDAY SEPTEMBER 13th 4:30pm-7:00pm. Welcome to this extraordinary custom built home with 5,300 SqFt of developed living space on 3 levels. SPECTACULAR CITY & DOWNTOWN VIEWS on the ridge in the exclusive community of Patterson. The words "Pride of Ownership" do not do this home justice. The Home Owners spared no expense and were involved from day one with the design, executing the build, using only exceptional materials/ fixtures & equipment throughout, and lovingly caring for & cherishing the home until now. Entering the home through the inviting foyer you'll be captivated by the open concept main level with 20 foot Open Beam Ceilings, living room with 2-sided Fireplace, a dream kitchen with beautiful custom Dencia cabinets/ granite counters/ stainless steel Sub-Zero & Wolf appliances, a formal dining room, floor to ceiling windows flooding the home with natural light, an amazing upper Balcony with unobstructed City views of the Bow River/ Downtown/ University District & much more. The Primary bedroom is a tranquil retreat with amazing views from your soaker tub, his & hers walk-in closets with custom built-ins, a wonderful ensuite which includes a relaxing steam shower/ separate vanities/ makeup counter and a large laundry room with soaker sink and storage. The eye-catching Floating Staircase leads to the lower level walkout which has 2 wonderful bedrooms/ one with a 4pce ensuite & laundry, additional 3pce bathroom, a chill Media/ Theater room with an amazing Custom Bar to host the big game, inspiring Gym for your workouts, Yoga space, Baby Grand Piano and the walkout leads to the 2nd balcony which is secluded & private with an outdoor fireplace to help relax after a long day. The 2nd "lower level" walkout has a full kitchenette, family room, 4pce bathroom, 3rd laundry area, and THREE "flex spaces". HOME FEATURES: Wirsbo In-floor heating on all three le...

Family room 12.17 Ft x 16.17 Ft

Other 9.33 Ft x 15.67 Ft

Other 8.50 Ft x 12.83 Ft

Laundry room 6.58 Ft x 8.42 Ft

Office 8.58 Ft x 9.33 Ft

Other 8.42 Ft x 11.92 Ft

Exercise room 12.83 Ft x 18.67 Ft

Furnace 9.33 Ft x 19.00 Ft

Foyer 12.75 Ft x 32.58 Ft

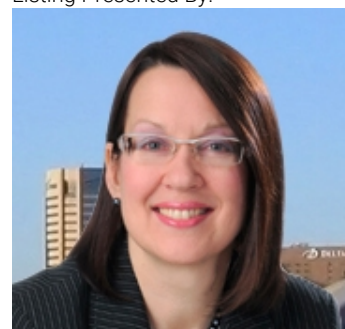
4pc Bathroom .00 Ft x .00 Ft

3pc Bathroom .00 Ft x .00 Ft

Other 11.25 Ft x 23.25 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Royal LePage Solutions

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**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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4pc Bathroom .00 Ft x .00 Ft  
Media 18.08 Ft x 20.67 Ft  
Bedroom 12.58 Ft x 18.83 Ft  
Bedroom 11.17 Ft x 18.75 Ft

Kitchen 12.50 Ft x 20.42 Ft  
Other 9.08 Ft x 10.92 Ft  
Dining room 10.75 Ft x 15.58 Ft