



## 435 Patterson Boulevard Calgary Alberta

\$2,550,000

New Home in the prestigious Community of Patterson Point, where luxury meets Contemporary design in a Luxurious 3-Story home spanning 7075 Sq. Ft. on all three levels: Open floor plan, Two master suites, Elevator, RI E-Car charger, City view decks, Gas fireplace on the back patio, 2 bedroom legal basement suite. Total of 7 bedrooms 7 & half baths. This luxurious home is thoughtfully designed to take advantage of all the elements resulting in a healthy and comfortable home filled with natural air and light offering high ceilings and unobstructed panoramic views of the city. Elevator access on all three floors. On the entry level is your reverse walk-out basement with open staircase w/ walnut railing which feels like anything but a basement. Luxury vinyl plank flooring, in-floor heat, Rec room with bar sink and wine cooler / beverage fridge and full bath with steam shower. This level also has a spacious 2-bedroom legal basement suite with fridge, electric stove, dishwasher, hood fan, microwave and separate entrance. Double attached garage, heated, insulated drywalled and Rough in E-car charger. Combining functionality and esthetics Second floor (or main floor) : has 10' ceiling, engineered hardwood flooring, chef's dream kitchen, quartz counter tops, high-end appliances, Thermador 36" gas cook top, built-in dishwasher, 48" fridge and built-in triple combo oven, speed oven & warming drawer, high efficiency hood fan, Cabinets w/ soft close doors huge pantry Plus large spice kitchen w/ electric stove, hood fan, sink and another fridge. Just off the kitchen is a Coffee station w/ beverage fridge, Large dinning room with 8 ft. high glass patio doors leading to a covered deck with gas fireplace. This floor also has one of the two Master bedroom with walk-in closet, 6 pc bath w / free standing air jetted jacuzzi tub and 8 ft high glass patio doors leading to back yar...

Primary Bedroom 4.88 M x 5.33 M

Bedroom 3.61 M x 3.00 M

Bedroom 4.32 M x 3.81 M

Bedroom 43.00 M x 3.81 M

Bonus Room 6.50 M x 4.37 M

6pc Bathroom 3.76 M x 3.05 M

Loft 4.12 M x 2.34 M

Living room 6.04 M x 5.06 M

Bedroom 3.81 M x 3.23 M

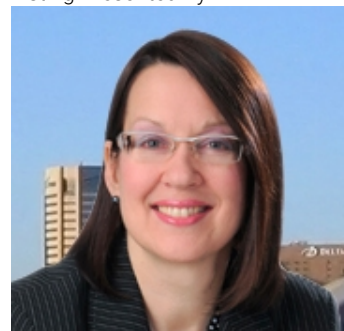
Bedroom 3.81 M x 3.23 M

Dining room 3.35 M x 3.30 M

Recreational, Games room 6.15 M x 4.88 M

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

Listing Presented By:



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# RE/MAX<sup>®</sup>

**RE/MAX REAL ESTATE  
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4pc Bathroom 2.44 M x 1.52 M  
3pc Bathroom 2.74 M x 1.83 M  
3pc Bathroom 2.74 M x 1.52 M  
Laundry room 2.69 M x 2.57 M

4pc Bathroom 2.59 M x 1.52 M  
4pc Bathroom 2.74 M x 1.52 M  
Living room 4.88 M x 6.70 M