



577 Patterson Grove Calgary Alberta

\$2,250,000

High-end, custom west coast style bungalow located in "The Point" within prestigious Patterson Hills. No expense was spared in the building of this stunning masterpiece with 3,700 sq. ft. of luxuriously finished space that incorporates dramatic finishes, central air conditioning, 6' Haro wide plank flooring imported from Germany, Hunter Douglas window coverings and an exemplary blend of indoor/outdoor living. Soaring 16' cathedral ceilings adorned with full-height commercial bronze tinted windows add a sophisticated grandeur to the great room. Relaxation is easily achieved in the living room where the floor to ceiling Italian marble encased fireplace entices you to put your feet up and unwind. The second fireplace adds a warm atmosphere to all of your meals and entertaining in the dining room. Culinary creativity is inspired in the stunning chef's kitchen featuring quartz countertops, dual islands, a raised eating bar, Wolf/Sub Zero appliances, an induction cooktop, a 150-bottle wine fridge and an industrial-sized built-in refrigerator. Enclosed in glass the main floor den provides an open and modern home office. Escape at the end of the day to the opulence of the owner's retreat, smartly designed to ensure your every comfort with an oversized window with automatic remote operated shade, separate laundry, custom walk-in closet and a lavish 5-piece ensuite boasting heated marble floors, dual sinks, a deep soaker tub and a walk-in rain shower. Made for entertaining, leisure and R&R the beautifully finished basement with 9' ceilings has it all! Enjoy movie and games nights then grab a snack or refill your drink at the bar. On special evenings procure your favourite bottle of wine from the impressive Italian crafted, 528-bottle wine cellar. 3 spacious and bright bedrooms are on this level sharing the 4-piece bathroom while an additional powder room services the rest o...

Recreational, Games room 28.58 Ft x 18.33 Ft

Wine Cellar 10.75 Ft x 5.83 Ft

Furnace 13.83 Ft x 12.33 Ft

Laundry room 10.50 Ft x 5.83 Ft

Bedroom 9.92 Ft x 19.75 Ft

Bedroom 11.58 Ft x 10.92 Ft

Living room 17.00 Ft x 20.25 Ft

Kitchen 12.58 Ft x 20.42 Ft

Dining room 10.50 Ft x 17.92 Ft

Den 10.50 Ft x 11.00 Ft

Other 13.17 Ft x 6.00 Ft

Primary Bedroom 15.42 Ft x 14.50 Ft

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

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Bedroom 13.00 Ft x 14.58 Ft
2pc Bathroom .00 Ft x .00 Ft
4pc Bathroom .00 Ft x .00 Ft

Other 7.67 Ft x 10.42 Ft
2pc Bathroom .00 Ft x .00 Ft
5pc Bathroom .00 Ft x .00 Ft