



# 74 Patterson Close Calgary Alberta

\$1,950,000

Discover an exceptional opportunity to own a beautifully updated executive family home in one of Patterson's most coveted cul-de-sacs. This prime location offers the ideal combination of peaceful surroundings and easy access, with a spacious green space in front and a serene environmental reserve at the back. Here you will find your dream home! This stunning residence boasts over 6,200+ square feet of living space, combining contemporary comfort and style with an intelligent floor plan that is sure to please even the most discerning buyers. Featuring 4+2 bedrooms, a gym, a home theater, an office/den, a triple-car garage, a formal dining room, and brand-new GE Cafe kitchen appliances, this home is designed for luxurious living. Nestled on a picturesque ridge, it offers breathtaking, unobstructed views of a serene forest. An updated gourmet kitchen with high-end appliances, including a wall oven, speed oven/microwave, gas stove, imported granite countertops, custom solid wood cabinetry, and a large island, is the centerpiece of this home. The open-concept living room features a cozy gas fireplace and 17-foot ceilings, framed by large windows that flood the space with natural light while providing spectacular views of the surrounding landscape. Step outside to the expansive wrap-around deck and BBQ area, ideal for outdoor gatherings and enjoying the peaceful forest vista. The main level also includes a well-appointed powder room with shower, a grand office with custom built-in cabinets, a laundry area with ample cabinetry, a mudroom with built-in lockers for organization, and a separate storage space conveniently located between the garage and mudroom. Ascend the grand staircase to the second level to discover 4 generously sized bedrooms, each with its own walk-in closet. The spacious 5-piece bathroom, with a separate shower + toilet area, is ideal for shared use. T...

5pc Bathroom Measurements not available

5pc Bathroom 12.83 Ft x 15.58 Ft

Bedroom 13.75 Ft x 14.92 Ft

Bedroom 14.42 Ft x 19.08 Ft

Bedroom 14.25 Ft x 14.25 Ft

Primary Bedroom 16.25 Ft x 19.92 Ft

Bedroom 12.25 Ft x 14.42 Ft

Exercise room 12.17 Ft x 11.58 Ft

Media 33.17 Ft x 24.42 Ft

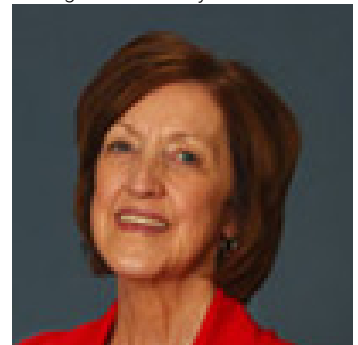
3pc Bathroom Measurements not available

Breakfast 10.83 Ft x 8.25 Ft

Dining room 14.42 Ft x 15.92 Ft

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

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.



CIR

REALTY

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**2pc Bathroom** Measurements not available

**3pc Bathroom** Measurements not available

**Other** 9.33 Ft x 2.75 Ft

**Bedroom** 15.67 Ft x 17.83 Ft

**Family room** 22.17 Ft x 20.50 Ft

**Kitchen** 22.42 Ft x 22.25 Ft

**Laundry room** 11.17 Ft x 12.67 Ft