



## 92 Patterson Drive Calgary Alberta

\$1,549,900

Perched on a sprawling quarter-acre lot, this breathtaking estate home offers over 5,000 square feet of luxurious living space, complete with stunning river views and of the surrounding greenspace. Located in one of the most coveted areas of Patterson, this one-of-a-kind property seamlessly blends elegant design with modern amenities, making it a truly unique find in Calgary's real estate market. Upon entering, you'll be greeted by an open-concept main floor, thoughtfully designed for both relaxation and entertaining. The living spaces are bathed in natural light, with floor-to-ceiling windows that showcase the picturesque surroundings. A custom-designed round dining area overlooks the expansive living space, while a large family room features a cozy gas fireplace and custom built-in cabinetry, offering the perfect spot to unwind. The recently updated chef's kitchen is a culinary masterpiece, with high-end Wolf and Miele appliances, granite countertops, and island, breakfast nook and outdoor patio with fireplace that provides a tranquil spot to enjoy morning coffee while taking in the views. The home features 5 generously sized bedrooms and 6.5 baths. Each bedroom comes complete with its own ensuite and walk-in closet, ensuring comfort and privacy for everyone. The master suite is a luxurious retreat, complete with a cozy sitting area, an oversized custom walk-in closet, and an exquisite 5-piece ensuite. This spa-like bathroom includes dual concrete sinks, custom cabinetry, a Duravit intelligent toilet, Japanese soaker jetted tub, and a separate steam shower with a rain shower head. Upstairs, a versatile bonus area offers additional space for relaxation or entertaining. The fully developed walkout basement is an entertainer's dream, featuring a large recreation room, media area, pool table, and a built-in entertainment center. The basement has been designed fo...

Recreational, Games room 31.00 Ft x 17.83 Ft

Family room 14.67 Ft x 11.17 Ft

Furnace 13.33 Ft x 12.17 Ft

3pc Bathroom 8.50 Ft x 5.33 Ft

5pc Bathroom 11.83 Ft x 11.33 Ft

3pc Bathroom 9.00 Ft x 5.17 Ft

Foyer 11.00 Ft x 9.92 Ft

Laundry room 8.83 Ft x 6.00 Ft

Family room 20.33 Ft x 12.33 Ft

Den 11.50 Ft x 8.67 Ft

2pc Bathroom 7.83 Ft x 4.83 Ft

Other 18.67 Ft x 12.00 Ft

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Listing Presented By:



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CIR

REALTY

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Kitchen

15.00 Ft x 9.50 Ft

Dining room

14.50 Ft x 12.00 Ft

Living room

20.00 Ft x 14.33 Ft

Breakfast

12.83 Ft x 9.00 Ft

Primary Bedroom

16.00 Ft x 15.33 Ft

Bedroom

12.83 Ft x 11.83 Ft

Bedroom

16.17 Ft x 15.17 Ft