



# 108 Patterson Drive Calgary Alberta

\$1,948,000

Welcome to this luxurious property located in the prestigious Patterson community. Recently renovated from top to bottom, this home showcases meticulous attention to detail and offers stunning views that will leave you breathless. As you step into this walk-out bungalow, you'll immediately notice the spaciousness and airy feel provided by the high ceilings. The beautiful hardwood floors throughout make for a seamless transition into every room. The heart of this home is the dream chef's kitchen, complete with, gorgeous quartz countertops, high-end appliances, a lengthy kitchen island with a breakfast bar, and a commercial-grade fridge. The large north facing balcony can be found just off of the dining area. Prepare to be wowed by the spectacular view that greets you from every angle. The main floor boasts two generously sized bedrooms as well as a good sized den, perfect for a home office. The primary bedroom overlooks the picturesque ravine and features a 5 piece ensuite bathroom that exudes a spa-like ambiance, with a luxurious standalone tub and rain shower. The second bedroom is equally spacious and comfortable and boasts a 4 piece ensuite. The main floor also has a large 4 piece main bathroom just next to the garage entrance and laundry room. The conveniently placed main floor laundry room and mud room boasts an entrance to a fully finished triple attached heated garage, complete with a spacious kitchenette. The staircase leads up to a loft with built in features, perfect for an office or hobby area. Every aspect of this home has been carefully designed with unparalleled attention to detail. The walk-out basement is a haven of natural light, thanks to the tall ceilings and large windows. Here, you'll find two additional spacious bedrooms, and two 4 piece main bathrooms, ensuring everyone has their own private space. There are also two flex rooms that can be cu...

Family room 6.78 M x 6.04 M

Media 4.55 M x 3.25 M

Bedroom 3.99 M x 3.63 M

Bedroom 4.32 M x 3.63 M

Other 3.25 M x 2.87 M

Other 3.76 M x 3.73 M

Storage 3.00 M x 2.49 M

4pc Bathroom 2.54 M x 1.47 M

4pc Bathroom 3.10 M x 1.45 M

Living room 5.69 M x 4.67 M

Kitchen 8.41 M x 4.98 M

Dining room 4.22 M x 2.82 M

Primary Bedroom 7.04 M x 3.63 M

Other 3.63 M x 1.60 M

5pc Bathroom 3.15 M x 3.12 M

Bedroom 3.63 M x 3.35 M

4pc Bathroom 2.39 M x 1.47 M

Foyer 2.82 M x 1.85 M

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

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