



# 108 Patterson Drive Calgary Alberta

\$1,800,000

Welcome to this exquisite property nestled in the prestigious Patterson community. This home has been beautifully renovated from top to bottom, showcasing impeccable attention to detail and offering breathtaking views that will leave you in awe. As you enter this walk-out bungalow, you'll immediately appreciate the spaciousness and light-filled ambiance created by the high ceilings. The stunning hardwood floors provide a seamless flow throughout the home. At the heart of the residence is the chef's dream kitchen, featuring elegant quartz countertops, high-end appliances, a generous island with a breakfast bar, and a commercial-grade refrigerator. Adjacent to the dining area, you'll find a large north-facing balcony that highlights the spectacular views. The main floor includes two spacious bedrooms and a well-sized den, perfect for a home office. The primary bedroom offers serene views of the ravine and boasts a luxurious 5-piece ensuite bathroom that feels like a personal spa, complete with a standalone tub and rain shower. The second bedroom is equally inviting and includes a 4-piece ensuite bathroom. There's also a large 4-piece main bathroom conveniently located near the garage entrance and laundry room. The main floor laundry and mud room provides access to a fully finished, heated triple attached garage with a spacious kitchenette. Ascending the staircase, you'll discover a loft area with built-in features, ideal for an office or hobby space. The walk-out basement is a bright haven, equipped with tall ceilings and large windows. Here, you will find two additional spacious bedrooms and two 4-piece bathrooms, ensuring ample privacy for family and guests. Versatile flex rooms can be tailored to your needs, whether as a craft room or office. The family area in the basement is perfect for entertaining, featuring a fully equipped wet bar and an elegant gas fireplace. A...

Loft 10.92 Ft x 10.92 Ft  
 Recreational, Games room 24.67 Ft x 19.75 Ft  
 Media 20.42 Ft x 14.92 Ft  
 Furnace 14.42 Ft x 11.33 Ft  
 Bedroom 13.17 Ft x 12.00 Ft  
 Bedroom 14.17 Ft x 11.92 Ft

Living room 19.34 Ft x 15.25 Ft  
 Office 10.92 Ft x 10.92 Ft  
 Foyer 10.83 Ft x 6.00 Ft  
 Other 10.00 Ft x 5.83 Ft  
 Primary Bedroom 23.08 Ft x 11.11 Ft  
 Bedroom 11.92 Ft x 11.00 Ft

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4pc Bathroom 8.42 Ft x 4.92 Ft

4pc Bathroom 10.17 Ft x 4.92 Ft

Kitchen 26.00 Ft x 16.33 Ft

Dining room 15.67 Ft x 9.25 Ft

4pc Bathroom 9.83 Ft x 4.83 Ft

5pc Bathroom 12.25 Ft x 10.25 Ft

4pc Bathroom 9.83 Ft x 4.83 Ft