



# 16 Patterson Mews Calgary Alberta

\$1,699,000

One-of-a-kind architectural gem that has never been to market!!! Although completely renovated down to the studs in 2013, with the interior design by Paul Lavoie, this Jeremy Sturgess "castle on the hill" has retained its post-modern character and offers the luxury buyer something truly special. Offering over 5,000 SF of livable space this 3+2 bedroom home has been designed for a family to enjoy the entire property without the need to sacrifice function for style. Walk into this home and you will be immediately struck by the warmth of natural light showcasing gorgeous hardwood grounding the contemporary white walls. A large living room seamlessly transitions to a formal dining area on one side and a den/library with cathedral ceilings on the other. Architecturally planned with wide spanning open-concept living spaces, there are 5 sets of glass double-doors taking you outside to the enormous patio which runs the entire rear of the home. Return inside to a gorgeous kitchen that offers an oversized island and plenty of custom cabinetry with built-in top of the line appliances. Wolf, Subzero and Miele of course, including two dishwashers! Walk by a cozy family space and retreat upstairs where you will find two secondary bedrooms sharing a Jack & Jill style bathroom and another exterior patio. At the end of the hallway the Primary bedroom offers his/her walk-in closets with built-in's and a large bright ensuite with stand-alone tub and oversized steam-shower. Incredible city-scape views from every room on this floor can not be overlooked! The partial walk-out lower level features 2 more large bedrooms both with walk-in closets and a 4pc bathroom. A large rec-room is a perfect flex space for families and this one leads to a gym with access to a rear deck and working sauna. This level also offers a large wine cellar and tons of storage! Full views of the downtown...

Primary Bedroom 15.00 Ft x 25.17 Ft

Bedroom 10.83 Ft x 12.67 Ft

Bedroom 10.83 Ft x 15.33 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Bedroom 9.75 Ft x 15.00 Ft

Exercise room 9.83 Ft x 19.25 Ft

Wine Cellar 7.83 Ft x 7.00 Ft

4pc Bathroom Measurements not available

Living room 24.92 Ft x 18.92 Ft

Dining room 24.92 Ft x 6.25 Ft

Kitchen 15.25 Ft x 21.92 Ft

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Originally Listed by:  
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Bedroom9.75 Ft x 13.33 Ft

Family room19.25 Ft x 16.92 Ft

Recreational, Games room14.50 Ft x 33.33 Ft

3pc BathroomMeasurements not available