



169 Patterson Boulevard Calgary Alberta

\$1,149,900

Nestled in the prestigious community of Patterson, this executive custom-built two-storey home blends luxury, comfort, and modern upgrades. Featuring five bedrooms, a fully developed basement, boasting over 4200 square feet of living space. This air-conditioned home is perfect for families seeking both space and serenity. The west-facing backyard that opens to a scenic park with walking paths. Recent updates include brand-new windows, new furnaces, fresh paint, and fully renovated kitchen and bathrooms, making it completely move-in ready. Inside, the main level boasts soaring 9-ft ceilings, gleaming hardwood floors, and multiple living areas, including a family room with a cozy gas fireplace, a formal dining area, and a gourmet kitchen with high-end stainless steel appliances, granite countertops, a large island, and ample cabinetry. The adjacent sunken living room offers a second gas fireplace and built-in shelving, while a private den, mudroom, and laundry room add convenience. Upstairs, the primary bedroom is a true retreat, featuring a spa-like ensuite with a soaker tub, oversized rain shower, and heated floors, plus a massive walk-in closet with built-ins. A secondary bedroom includes its own three-piece ensuite and walk-in closet, while two additional spacious bedrooms share a beautifully updated four-piece bath. The professionally developed basement provides a large recreation room, a fifth bedroom, a full bath, and a fully updated mechanical room with two newer A/C units, two brand new furnaces, two hot water tanks, a brand new water softener, and Poly B plumbing removal. Step outside to a west-facing backyard oasis with a double-tiered deck, patio, and green space, all with direct access to park trails. With top-rated schools, parks, shopping, and dining just minutes away, this home offers the perfect blend of tranquility and urban convenience. Exceptiona...

Family room 7.57 M x 3.89 M
Recreational, Games room 5.74 M x 3.89 M
Bedroom 4.42 M x 3.58 M
Storage 2.74 M x 1.22 M
Storage 4.83 M x 2.46 M
3pc Bathroom 2.80 M x 1.55 M
Furnace 3.56 M x 3.41 M
Living room 4.52 M x 3.99 M
Family room 4.57 M x 4.27 M

Pantry 1.22 M x 1.12 M
Dining room 3.99 M x 3.35 M
Breakfast 2.44 M x 2.19 M
Foyer 3.28 M x 3.12 M
Den 3.83 M x 2.95 M
Laundry room 2.62 M x 2.13 M
2pc Bathroom 1.70 M x 1.63 M
Primary Bedroom 4.27 M x 4.14 M
5pc Bathroom 2.92 M x 2.59 M

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Kitchen 6.33 M x 3.81 M