



17 Patterson Park Calgary Alberta

\$1,335,000

***NEW PRICE *** Welcome to 17 Patterson Park SW an exceptional opportunity to own a beautifully renovated executive home in one of West Calgary's most sought-after communities. The owner has meticulously cared for this home in the 30 years he has owned it, and it shows in the overall pride in ownership. Offering just under 4000 SQ square feet of thoughtfully designed living space, this home blends refined elegance with modern functionality, ideal for growing families and professionals. From the moment you step inside, you're greeted by an open concept layout that invites natural light to flow through the expansive living spaces. Featuring rich hardwood flooring, modern paint, a grand wrought iron staircase and elegant lighting throughout. The heart of the home is the fully renovated gourmet kitchen, featuring custom cabinetry, quartz countertops, high-end appliances, and stylish backsplash details perfect for both entertaining and everyday living. The main floor extends into a beautifully upgraded sunroom with the new patio doors, opening onto the landscaped backyard with a spacious deck the ideal setting for summer gatherings and family time. Upstairs, you'll find four generously sized bedrooms including a luxurious primary retreat with a spa-inspired ensuite complete with granite countertops, a soaker tub, glass shower, and dual vanities. The master suite has vaulted ceilings, plenty of room for a king-sized bed and upgraded walk in closet - featuring a California closet upgrade. The additional bedrooms share an upgraded bathroom, while the laundry room is conveniently located upstairs with built-in storage and counterspace. The lower level is fully developed with a gas fireplace, this area could make a versatile living space for a home theatre, gym, or playroom. This home also features air conditioning, new windows and doors, (2020), upgraded window coverings, ligh...

Storage 4.67 Ft x 3.25 Ft

Recreational, Games room 2.58 Ft x 27.58 Ft

Furnace 12.92 Ft x 25.83 Ft

Office 8.83 Ft x 11.33 Ft

Steam room 10.92 Ft x 1.83 Ft

4pc Bathroom 8.83 Ft x 4.83 Ft

Living room 20.25 Ft x 13.83 Ft

Other 13.42 Ft x 8.67 Ft

2pc Bathroom 6.25 Ft x 6.58 Ft

Laundry room 14.08 Ft x 10.25 Ft

Primary Bedroom 19.25 Ft x 12.67 Ft

Other 10.17 Ft x 5.83 Ft

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Listing Presented By:



Originally Listed by:
Real Broker

<https://justinnegenman.chime.me/>



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Foyer	7.92 Ft x 6.42 Ft	Bedroom	14.08 Ft x 13.92 Ft
Kitchen	10.08 Ft x 12.83 Ft	Other	4.58 Ft x 3.42 Ft
Living room	13.42 Ft x 15.92 Ft	Bedroom	9.92 Ft x 11.92 Ft
Dining room	11.67 Ft x 9.92 Ft		