



## 38 Patterson Drive Calgary Alberta

\$2,250,000

RARE OPPORTUNITY to own this ONE OF A KIND HOME. This prestigious residence is nestled on a massive 18,000 sqft lot boasting breathtaking CITY VIEWS from all levels, built with a sophisticated lifestyle in mind, showcasing a LARGE INDOOR HEATED POOL and a newer ELEVATOR. This timeless classic offers an UNPARALLELED level in ARCHITECTURE, DESIGN, and CHARACTER, inside and out, all meticulously maintained. Notable features include the exterior upgrades (2016/2017), ensuring a home built to last, with a durable metal roof (copper-look), high-quality windows and skylights, exterior hardy board, and new decking materials. From the grand entrance and expansive driveway, to the heated triple dream garage with epoxy floors, every detail has been considered. The main level welcomes you into a grand space with spiral stairs and stunning visuals of endless millwork and custom high-quality wood paneling and wainscoting. You will discover a front sitting room connected to a formal dining room, and a sophisticated parlor area complete with a wet bar for guests. The luxurious CHEF'S kitchen features high-end custom Denca cabinets with organizers, Subzero fridge/freezer panels, a double oven, and an electric cooktop. The charming breakfast nook and sun room area is surrounded by views, and provides access to a large deck with high glass panels. You will also find an office space, a comfortable living room area, and a convenient laundry room with a sink. Upstairs will truly wow you, where you will find a spacious primary bedroom with a dedicated living area and a remarkable SPA-LIKE ensuite bath. This level also features a large office or bonus area, complete with a closet and its own ensuite bath, offering flexibility. There is also 2 more large bedrooms and another full bathroom. Downstairs, the walkout basement showcases a stunning pool room (4ft to 9ft depth pool) with a large...

Recreational, Games room 29.42 Ft x 54.58 Ft

4pc Bathroom 18.50 Ft x 6.58 Ft

Sauna 5.92 Ft x 6.25 Ft

Family room 28.25 Ft x 20.17 Ft

Storage 14.42 Ft x 13.08 Ft

Storage 17.00 Ft x 14.75 Ft

Kitchen 19.42 Ft x 18.33 Ft

Sunroom 10.75 Ft x 11.83 Ft

Family room 25.50 Ft x 15.92 Ft

2pc Bathroom 8.50 Ft x 5.08 Ft

Primary Bedroom 17.58 Ft x 30.83 Ft

5pc Bathroom 16.67 Ft x 12.67 Ft

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Listing Presented By:



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Living room 15.08 Ft x 25.08 Ft  
Dining room 17.08 Ft x 14.67 Ft  
Other 22.17 Ft x 14.67 Ft  
Office 19.33 Ft x 12.92 Ft

Bedroom 13.33 Ft x 14.33 Ft  
Bedroom 14.08 Ft x 12.42 Ft  
4pc Bathroom 11.58 Ft x 6.25 Ft