



431 Patterson Boulevard Calgary Alberta

\$2,200,000

ARCHITECTURAL BRILLIANCE BACKING SOUTH ONTO GREEN SPACE | UNRIVALED PANORAMIC CITY VIEWS | SOPHISTICATED MODERN LUXURY | 4 BEDROOMS + 5 BATHROOMS | Welcome to 431 Patterson Boulevard SW, a brand-new architectural masterpiece offering over 4,800 sq. ft. of meticulously designed living space across three fully finished levels. Set in the prestigious Patterson community, this home seamlessly blends cutting-edge contemporary design with warm, inviting finishes all while capturing breathtaking unobstructed views of Calgary's skyline and rolling hills. Inside, soaring ceilings and sun-soaked open-concept living create an atmosphere of elegance and ease. The state-of-the-art chef's kitchen boasts professional-grade appliances, a massive center island, a built-in pantry, and an elegant coffee bar. Floor-to-ceiling windows frame panoramic skyline and valley views, while sliding glass doors open to an oversized balcony perfect for sunset entertaining. The main level also features a private office, spacious foyer, and access to a 38' balcony ideal for entertaining. The primary suite is a true private retreat, where every detail is designed for indulgence and tranquility. Wake up to serene views before stepping into your spa-inspired ensuite, complete with a sculptural freestanding soaker tub, sleek double vanities, an oversized glass-enclosed shower, and exquisite finishes that evoke a boutique hotel experience. A generous walk-in closet offers both style and function, providing ample space for a curated wardrobe. Three additional bedrooms, each thoughtfully designed with exceptional attention to detail, along with a versatile bonus room and beautifully appointed bathrooms, create inviting spaces that ensure every family member and guest enjoys the same level of comfort and luxury. The fully developed walk-out lower level is an entertainer's dream, featuring a sprawling famil...

Family room 29.75 Ft x 20.42 Ft

Foyer 18.42 Ft x 7.33 Ft

Recreational, Games room 11.08 Ft x 7.75 Ft

2pc Bathroom 8.42 Ft x 5.92 Ft

Other 13.83 Ft x 8.67 Ft

Other 38.83 Ft x 14.25 Ft

Other 12.00 Ft x 6.25 Ft

2pc Bathroom 5.83 Ft x 5.25 Ft

Bonus Room 17.08 Ft x 11.08 Ft

Laundry room 9.75 Ft x 5.50 Ft

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Listing Presented By:



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Kitchen	21.00 Ft x 12.00 Ft	Other	11.00 Ft x 7.75 Ft
Dining room	18.75 Ft x 12.33 Ft	Primary Bedroom	17.75 Ft x 15.50 Ft
Other	13.08 Ft x 12.00 Ft	Bedroom	13.75 Ft x 13.42 Ft
Living room	19.42 Ft x 17.00 Ft	Bedroom	12.67 Ft x 12.33 Ft
Den	14.42 Ft x 11.92 Ft		