



577 Patterson Grove Calgary Alberta

\$1,750,000

High-end West Coast modern bungalow located in the prestigious "The Point in Patterson Hills". No expense was spared in the building of this stunning masterpiece with 3,700 sq. ft. of luxuriously finished space that incorporates dramatic finishes, central air conditioning, 6' Haro wide plank flooring imported from Germany, Hunter Douglas window coverings & an exemplary blend of indoor/outdoor living. Soaring 16' cathedral ceilings adorned with full-height commercial tinted windows add a sophisticated grandeur to the great room. Relaxation is easily achieved in the living room in front of the floor-to-ceiling Italian marble-encased fireplace. A custom bar & art nook enhance the dining area, where the second fireplace adds a warm atmosphere. Discover the heart of luxury in the stunning chef's kitchen featuring quartz countertops, dual islands, a raised eating bar, a 150-bottle wine fridge & top-of-the line Wolf/Sub Zero appliances including an induction cooktop & an industrial-sized fridge perfect for culinary enthusiasts. Enclosed in glass the main floor den is a contemporary office that allows natural light to flood in while maintaining a sense of privacy. Escape at the end of the day to the opulence of the owner's retreat, smartly designed to ensure your every comfort with an oversized window with automatic remote operated shade, separate laundry, custom walk-in closet & a lavish 5-piece ensuite boasting heated marble floors, dual sinks, a deep soaker tub & a walk-in rain shower. Made for entertaining & R&R the beautifully finished basement with 9' ceilings has it all! Enjoy movie & games nights then grab a snack or refill your drink at the bar. On special evenings procure your favourite bottle of wine from the impressive Italian crafted, 528-bottle wine cellar. 3 spacious & bright bedrooms are on this level sharing the 4-piece bathroom while an additional powder...

Recreational, Games room 8.71 M x 5.59 M

Wine Cellar 3.28 M x 1.78 M

Furnace 4.22 M x 3.76 M

Laundry room 3.20 M x 1.78 M

Bedroom 3.02 M x 6.02 M

Bedroom 3.53 M x 3.33 M

Living room 5.18 M x 6.17 M

Kitchen 3.83 M x 6.22 M

Dining room 3.20 M x 5.46 M

Den 3.20 M x 3.35 M

Other 4.01 M x 1.83 M

Primary Bedroom 4.70 M x 4.42 M

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Bedroom	3.96 M x 4.44 M	Other	2.34 M x 3.18 M
2pc Bathroom	.00 M x .00 M	2pc Bathroom	.00 M x .00 M
4pc Bathroom	.00 M x .00 M	5pc Bathroom	.00 M x .00 M