



# 202 Patterson Boulevard Calgary Alberta

\$1,099,999

Walkout Bungalow | Stunning Valley Views | Soaring Ceilings Discover the allure of this exquisite walkout bungalow in the prestigious Patterson community. With 10-foot ceilings and an expansive living room featuring a cozy double-sided fireplace, this home is designed for both comfort and grandeur. The dining area, adjacent to a well-appointed kitchen, provides a perfect setting for hosting memorable dinners with loved ones. The kitchen itself boasts stainless steel appliances, Corian countertops, and a central island, making it a haven for culinary enthusiasts. Step out onto the open-air deck to marvel at breathtaking valley views, offering a sense of being On Top of The World. The possibility of converting the kitchen into an open-concept space allows for customization limited only by your imagination. Retreat to the spacious and luxurious primary suite, complete with a walk-in closet and a spa-like ensuite featuring a soaking tub, separate shower, and a sinks. another bedroom, a full bath, an office space and convenient laundry room complete this level, ensuring both functionality and elegance. The fully finished basement adds versatility, with a large recreational room that can be adapted to suit your lifestyle needs, whether as a home theatre, gym, or playroom. Two additional bedrooms and a full bathroom provide ample space for guests or a private retreat for teenagers. The outdoor area is equally impressive, showcasing a beautifully landscaped backyard with a patio perfect for summer BBQs and tranquil evenings. The attached double garage offers ample parking and storage. Experience estate living at its finest in this stunning Patterson home, where modern amenities meet thoughtful design in a prime location. Don't miss the opportunity to make this exceptional property yours! (id:6769)

Listing Presented By:



Originally Listed by:  
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- 4pc Bathroom 7.92 Ft x 4.92 Ft
- Bedroom 13.17 Ft x 11.33 Ft
- Bedroom 17.75 Ft x 14.00 Ft
- Recreational, Games room 38.92 Ft x 32.58 Ft
- Furnace 21.00 Ft x 15.00 Ft
- Living room 27.75 Ft x 13.58 Ft
- Dining room 15.50 Ft x 9.67 Ft

- Breakfast 12.17 Ft x 9.58 Ft
- Primary Bedroom 25.67 Ft x 14.17 Ft
- Bedroom 12.92 Ft x 10.58 Ft
- Office 10.33 Ft x 8.92 Ft
- 4pc Bathroom 12.17 Ft x 9.67 Ft
- 4pc Bathroom 7.83 Ft x 5.00 Ft
- Kitchen 15.42 Ft x 12.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.