

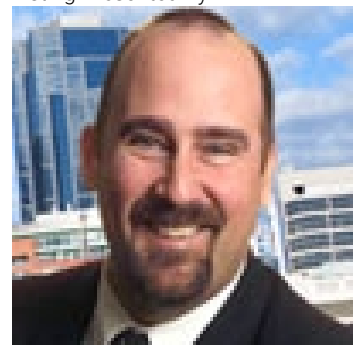


26 Patina Hill Calgary Alberta

\$3,395,000

Perched high above the city in the prestigious community of Patterson, this custom luxury bungalow offers unobstructed, panoramic views of downtown Calgary and the skyline from all three fully developed walkout levels. Architecturally designed and built to a high standard, the home blends refined design, functionality, and long-term livability in a private, elevated setting just minutes from the city core. The main level is designed for sophisticated single-level living, with expansive windows that flood the home with natural light and frame breathtaking city views. The open-concept living and dining areas are anchored by a striking see-through gas fireplace, creating warmth and architectural interest while maintaining uninterrupted sightlines. Vaulted and tray ceilings enhance the sense of scale, complemented by wide-plank engineered hardwood flooring and timeless finishes. The chef-inspired kitchen features premium cabinetry, a large central island, high-end appliances, and seamless flow into the dining area, ideal for entertaining. A fully equipped spice kitchen provides additional prep space and storage. The primary suite is a private retreat with panoramic views and a spa-inspired ensuite featuring heated floors, a deep soaker tub, steam shower, and walk-in closet. A private office or den, powder room, breakfast nook, and functional mudroom with direct garage access complete this level. The first lower level is fully developed and walkout, offering excellent flexibility while maintaining the same level of finish. This level includes a spacious recreation room, family lounge with city views, a dedicated home gym with custom flooring and sliding glass barn doors, two generously sized bedrooms, beautifully finished bathrooms, a full laundry room, and direct outdoor access. The lowest level is designed for entertainment and guests, featuring a large media and theatre...

Listing Presented By:



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3pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Office 5.42 Ft x 9.25 Ft

Laundry room 9.25 Ft x 12.08 Ft

Bedroom 15.75 Ft x 19.00 Ft

Bedroom 13.00 Ft x 15.75 Ft

Family room 16.33 Ft x 18.50 Ft

Other 7.83 Ft x 9.42 Ft

Bedroom 14.17 Ft x 15.08 Ft

Bedroom 15.08 Ft x 18.83 Ft

Media 12.25 Ft x 22.00 Ft

5pc Bathroom Measurements not available

Exercise room 10.50 Ft x 15.75 Ft

Recreational, Games room 18.58 Ft x 36.25 Ft

3pc Bathroom Measurements not available

3pc Bathroom Measurements not available

2pc Bathroom Measurements not available

Primary Bedroom 15.50 Ft x 15.75 Ft

Other 6.00 Ft x 10.25 Ft