



## 40 Patterson Rise Calgary Alberta

\$1,449,000

Welcome to this one-of-a-kind, custom-designed, fully renovated masterpiece in Calgary's prestigious community of Patterson. This spacious 2-storey home is bathed in natural light, offering beautifully designed living spaces on every level. Whether it's the elegant formal rooms or the warm, inviting family areas, this home is sure to leave a lasting impression. The Main Floor features a formal living room, a dedicated dining room, a cozy family room, and a bright, private family dining area. The chef-inspired kitchen is a showstopper, boasting abundant cabinetry, expansive countertops, and a convenient breakfast bar--perfect for family gatherings and entertaining. A Main Floor Den, complete with its own ensuite, offers flexibility as a home office or guest room. Step out onto the upper deck to enjoy breathtaking views and elevate your outdoor living experience. The Upper Level houses 4 generously sized bedrooms, including two with ensuites, a spacious family room with a fireplace and wet bar, a full bathroom, and a laundry room for added convenience. The Primary Bedroom is nothing short of spectacular, offering panoramic views from three sides, creating an unparalleled sense of serenity. The Walkout Lower Level is an entertainer's paradise, featuring a fully equipped gym, a large bedroom, a massive wet bar and dry bar, a second fireplace, another laundry room, and expansive windows that allow natural light to flood in. Step outside to the lower patio, which leads to a lush, beautifully landscaped, private yard--perfect for enjoying summer nights. This extraordinary home is situated on a 10,000+ square foot pie-shaped lot, providing the ultimate in space, privacy, and luxury in one of Calgary's most exclusive communities. Don't miss the chance to own this unique and inviting property! (id:6769)

3pc Bathroom 8.00 Ft x 4.58 Ft

4pc Bathroom 8.00 Ft x 5.17 Ft

5pc Bathroom 11.67 Ft x 8.83 Ft

Bedroom 14.75 Ft x 18.08 Ft

Bedroom 9.75 Ft x 14.67 Ft

Bedroom 13.92 Ft x 13.58 Ft

Family room 15.50 Ft x 15.33 Ft

4pc Bathroom 6.08 Ft x 7.58 Ft

Bedroom 13.00 Ft x 17.33 Ft

Den 14.33 Ft x 9.00 Ft

Recreational, Games room 36.25 Ft x 22.42 Ft

Storage 3.25 Ft x 5.83 Ft

Furnace 14.33 Ft x 11.50 Ft

Other 14.17 Ft x 14.42 Ft

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Listing Presented By:



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### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Laundry room 10.50 Ft x 5.75 Ft

2pc Bathroom 6.17 Ft x 5.75 Ft

Primary Bedroom 16.33 Ft x 23.42 Ft

Bedroom 15.67 Ft x 10.00 Ft

Other 8.08 Ft x 5.50 Ft