



407 Patterson Boulevard Calgary Alberta

\$2,188,000

Open house, Jan 31, 1-3 Set within the prestigious community of Patterson Heights - The Point - this exceptional luxury residence offers over 5,000 sq. ft. of elevated living designed for comfort and functionality. From the moment you arrive, the home makes a statement with a grand entryway highlighted by a floor-to-ceiling custom closet. Just off the entrance, a well-appointed mudroom features a walk-in closet and a striking full-height wall unit, providing direct access to the oversized double garage. The garage is fully outfitted with EV charging outlets, a gas heater rough-in, and hot and cold water taps. Completing this level is a full bathroom with quartz countertops and a floor-to-ceiling glass shower. The main living space is defined by 10-foot ceilings and wide vinyl plank flooring, creating a clean, modern flow throughout. The living room offers warmth and style with a custom wall unit and ambient LED lighting, while the dedicated bar area, complete with a bar fridge, is ideal for hosting. A private, light-filled gym with recessed lighting, floating shelving, and generous space for equipment. A striking open-riser staircase and a private elevator connect all 3 levels and lead to the stunning 2nd floor. Here, you'll find a bright home office overlooking a large window, a sleek powder room, and a refined dining area anchored by a built-in LED-lit wall feature. Glass sliding doors open to a large East facing balcony, while the family room impresses with a coffered ceiling, art-block feature wall, and gas fireplace. Additional sliding doors lead to a fully landscaped backyard complemented by a composite rear deck with a gas line, backing onto peaceful green space, where nature and wildlife create a serene setting. The chef-inspired kitchen anchors the home with a quartz waterfall island, hidden cabinetry, two-tone modern cabinets, and high-end stainless steel...

Primary Bedroom 15.75 Ft x 19.33 Ft

5pc Bathroom 10.67 Ft x 15.83 Ft

Bedroom 14.08 Ft x 10.92 Ft

4pc Bathroom 10.25 Ft x 7.75 Ft

Bedroom 11.92 Ft x 13.00 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft

Family room 13.17 Ft x 21.83 Ft

Other 13.33 Ft x 14.92 Ft

Bedroom 13.42 Ft x 10.67 Ft

3pc Bathroom 9.08 Ft x 5.00 Ft

Exercise room 10.08 Ft x 13.00 Ft

Den 10.42 Ft x 11.83 Ft

a

Listing Presented By:



Originally Listed by:
CIR Realty

<https://ramzagebran.com/>

RE/MAX Realty Professionals

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

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

Bedroom	15.50 Ft x 14.83 Ft	Dining room	21.08 Ft x 12.92 Ft
Bonus Room	17.50 Ft x 11.75 Ft	Other	7.08 Ft x 11.00 Ft
Other	12.50 Ft x 7.08 Ft	Living room	21.08 Ft x 19.00 Ft
Laundry room	7.83 Ft x 7.17 Ft		