



## 435 Patterson Boulevard Calgary Alberta

\$2,385,000

Big Price Reduction- Absolutely stunning New Home with elevator in the prestigious Community of Patterson Point, where luxury meets Contemporary design in a Luxurious 3-Story home spanning 7000 Sq. Ft. on all three levels: Open floor plan, Two master suites, Elevator, RI E-Car charger, City view decks, private back patio with gas fireplace, 2 bedroom legal basement suite. Tankless toilets. Total of 7 bedrooms and 7 & half baths. This luxurious home is thoughtfully designed to take advantage of all the elements resulting in a healthy and comfortable home filled with natural air and light, offering high ceilings and unobstructed panoramic views of the City. Elevator access on all three floors. On the entry level is your reverse walk-out basement, open staircase w/ walnut railing which feels like anything but a basement. Luxury vinyl plank flooring, in-floor heat, Rec room with bar sink and wine cooler / beverage fridge and full bath with steam shower. This level also has a spacious 2-bedroom legal basement suite with fridge, electric stove, dishwasher, hood fan, microwave, washer, dryer and separate entrance. Double attached garage, heated, insulated drywalled and Rough in E-car charger. Combining functionality and esthetics Second floor (or main floor) : has 10' ceiling, engineered hardwood flooring, chef's dream kitchen, quartz counter tops, high-end appliances, Thermador 36" gas cook top, built-in dishwasher, 48" fridge and built-in triple combo oven, speed oven & warming drawer, high efficiency hood fan, Cabinets w/ soft close doors huge pantry Plus large spice kitchen w/ electric stove, hood fan, sink and another fridge. Just off the kitchen is a Coffee station w/ beverage fridge, Large dinning room with 8 ft. high glass patio doors leading to a covered deck with gas fireplace. This floor also has one of the two Master bedroom with walk-in closet, 5 pc bath w /...

Primary Bedroom 19.17 Ft x 16.08 Ft

Bedroom 11.92 Ft x 9.84 Ft

Bedroom 14.67 Ft x 12.67 Ft

Bedroom 18.11 Ft x 15.08 Ft

Bonus Room 21.33 Ft x 24.75 Ft

Loft 13.25 Ft x 22.92 Ft

Laundry room 9.92 Ft x 8.58 Ft

Furnace 11.83 Ft x 10.58 Ft

Living room 21.82 Ft x 15.50 Ft

Bedroom 12.42 Ft x 10.25 Ft

Bedroom 12.67 Ft x 11.17 Ft

Dining room 11.58 Ft x 10.67 Ft

a

Listing Presented By:



Originally Listed by:  
MaxWell Capital Realty

**RE/MAX Realty Professionals**

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

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

5pc Bathroom 12.25 Ft x 9.67 Ft  
4pc Bathroom 7.83 Ft x 4.92 Ft  
4pc Bathroom 8.58 Ft x 6.17 Ft  
4pc Bathroom 9.08 Ft x 4.92 Ft

5pc Bathroom 9.25 Ft x 4.92 Ft  
Recreational, Games room 24.75 Ft x 15.50 Ft  
4pc Bathroom 9.00 Ft x 5.00 Ft