



60 Patterson Mews Calgary Alberta

\$1,200,000

JUST LISTED IN PATTERSON! This property is a RARE FIND and one of a kind! FULLY FINISHED 5 BEDROOM 2 STOREY with nearly 4400 SF of developed living space on a HUGE NEARLY 10,000 SF SE FACING PIE SHAPED LOT. TRIPLE ATTACHED GARAGE LARGE ENOUGH TO FIT ANY SIZED TRUCK. Stunning front entrance with 2 STOREY OPEN TO ABOVE LIVING ROOM and LOFT WITH LIBRARY OVERLOOKING SPECTACULAR VIEWS OF NOSE HILL PARK! Located on a QUIET CUL-DE-SAC with GORGEOUS FINISHINGS THROUGHOUT including CEILING HEIGHT ANTIQUE WHITE KITCHEN CABINETS, DACOR APPLIANCES - 42" BUILT-IN REFRIGERATOR (2023), BUILT-IN WALL OVEN & MICROWAVE (2023), 2ND OVEN with 6 BURNER GAS STOVETOP, 2 KITCHEN SINKS including COPPER PREP SINK, MIELE DISHWASHER (2020), GRANITE COUNTERTOPS, CUSTOM COPPER RANGE HOOD, WALL & APPLIANCE GARAGE PANTRIES, TRAVERTINE & BRAZILIAN TIGERWOOD FLOORING, and a formal dining room for those large gatherings. The main floor has a PRIVATE BEDROOM/OFFICE tucked away near the side of the home. Convert the main 1/2 bath to a full bath and have options galore! Sunken family room has 9' CEILINGS, gas fireplace with CUSTOM COPPER SURROUND MANTLE, built-in cabinetry, BEVERAGE BAR/COFFEE STATION WITH SINK! Mudroom with CUSTOM LOCKERS adjacent to the newly renovated laundry (2023) with sink and cabinetry. The CURVED SPINDLE RAILING STAIRCASE leads to the upper level where you'll find the perfect floor plan. An amazing LOFT WITH LIBRARY OVERLOOKING NOSE HILL PARK, large primary bedroom with STUNNING VIEWS OF DOWNTOWN, WIC, ensuite with CUSTOM TILED SHOWER and new rain head, 2 sinks, a PRIVATE UPPER BALCONY, and 3 kids bedrooms (NEW TRIPLE PANE WINDOWS 2023) conveniently located on the other wing of the upper floor with a renovated 5 pce bathroom. The lower level has large windows, 9' CEILINGS, recreational area, WET BAR, MEDIA ROOM, AMAZING SAUNA, 3 pce bathroom, LARGE MECHANICAL ROOM FOR LOADS OF ...

Primary Bedroom 15.58 Ft x 13.58 Ft

5pc Bathroom 11.58 Ft x 8.50 Ft

Bedroom 14.50 Ft x 10.25 Ft

Other 23.00 Ft x 13.17 Ft

Furnace 24.83 Ft x 14.33 Ft

Kitchen 16.42 Ft x 13.08 Ft

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Listing Presented By:



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RE/MAX REAL ESTATE
(MOUNTAIN VIEW)

<http://jeffackerman.com/>

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Bedroom 12.50 Ft x 9.42 Ft
Bedroom 12.50 Ft x 10.25 Ft
Loft 15.83 Ft x 14.00 Ft
5pc Bathroom 10.83 Ft x 5.58 Ft
Recreational, Games room 29.25 Ft x 13.50 Ft
Media 15.25 Ft x 12.42 Ft
3pc Bathroom 7.42 Ft x 6.75 Ft
Dining room 14.00 Ft x 10.58 Ft
Breakfast 8.67 Ft x 7.17 Ft
Living room 17.50 Ft x 13.50 Ft
Family room 22.25 Ft x 14.00 Ft
Bedroom 12.00 Ft x 10.42 Ft
2pc Bathroom 5.17 Ft x 4.08 Ft