



# 904 Patterson View Calgary Alberta

\$734,900

Welcome to elevated living at Patterson Bluffs, an exclusive ridge-side community just 15 minutes from downtown Calgary. This exceptional townhouse offers panoramic views of the city skyline, river valley, and surrounding natural reserve, creating a truly breathtaking backdrop in every season. With over 2,100 sq. ft. of developed living space, this meticulously upgraded home showcases refined craftsmanship throughout. Features include custom marble flooring, glass and maple staircase railings, and heated Brazilian limestone floors in the dining area, kitchen, and primary ensuite. The custom maple kitchen, designed by Empire Kitchen, is both elegant and functional, complete with stainless steel appliances, a Sub-Zero refrigerator, built-in Miele coffee maker, reverse osmosis system, and a striking stainless steel apron-front sink. The spacious primary retreat offers a beautifully appointed ensuite and walk-in closet, with direct access to a private deck -- the perfect setting for morning coffee and sunrise views. A guest bedroom on the lower level walks out to the reserve, while the main floor office enjoys serene outlooks over the natural landscape. Outdoor living is equally impressive, with over 350 sq. ft. of deck space designed to capture the stunning surroundings. Condo fees include water, sewer, and heat, plus a valuable benefit: should the unit require a new hot water tank or furnace, the Condo Association will subsidize replacement costs to a predetermined amount. A comprehensive list of upgrades is available upon request. This is a rare opportunity to own a beautifully appointed home in one of Calgary's most desirable ridge communities. Book your private showing today. (id:6769)

2pc Bathroom 6.92 Ft x 5.25 Ft  
 Kitchen 19.58 Ft x 11.75 Ft  
 Dining room 12.58 Ft x 10.33 Ft  
 Living room 17.17 Ft x 18.17 Ft  
 3pc Bathroom 10.42 Ft x 7.08 Ft  
 Other 6.17 Ft x 7.08 Ft  
 Bedroom 9.50 Ft x 16.33 Ft

Furnace 6.67 Ft x 7.58 Ft  
 Primary Bedroom 16.92 Ft x 10.33 Ft  
 4pc Bathroom 11.25 Ft x 12.33 Ft  
 Bedroom 16.92 Ft x 17.83 Ft  
 Foyer 8.83 Ft x 6.42 Ft  
 Office 14.33 Ft x 16.33 Ft

Listing Presented By:



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