

# \$2,550,000 - 435 Patterson Boulevard Sw, Calgary

MLS® #A2207042

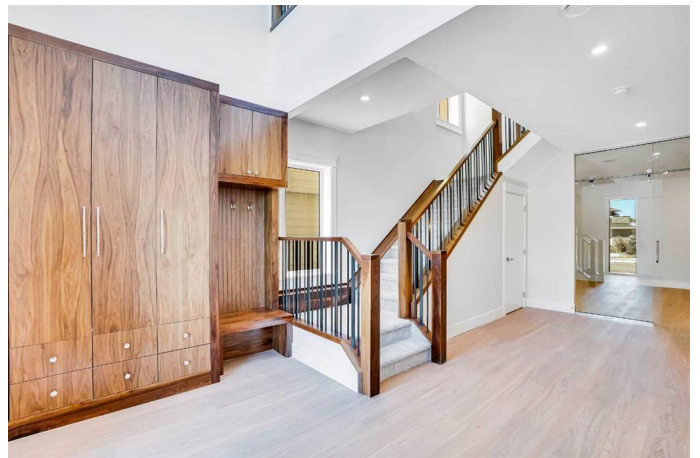
**\$2,550,000**

7 Bedroom, 7.00 Bathroom, 4,752 sqft  
Residential on 0.17 Acres

Patterson, Calgary, Alberta

New Home 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, Gas fireplace on the back patio, 2 bedroom legal basement suite. All beautiful 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 dining 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 / free standing air jetted jacuzzi tub and 8 ft. high glass patio doors leading to back yard, powder room, spacious Den / office w / built-in wall unit and deck with city views. Top Floor: Has 9' high ceiling, high quality silk Carpet, 2nd Master Bedroom with walk-in closet, 5 pc bath with free standing air jet jacuzzi tub and a deck of the bedroom with unobstructed city views, 3 more bedrooms with en-suite and walk-in closets, spacious Bonus room, a coffee station w/ wine cooler and sink, laundry room w/ built-ins for storage and a loft w / built-in wall unit and big windows with city views. Fully landscaped, exposed aggregate driveway and back patio. Central A/C R.I. Basement with in-floor heat, all tiled bathrooms & laundry room have in-floor heat. This cozy home has emerged Elegance and comfort for you and your family. Area development has architectural control to create a beautiful community.

Built in 2025

### **Essential Information**

MLS® #	A2207042
Price	\$2,550,000
Bedrooms	7
Bathrooms	7.00
Full Baths	7
Square Footage	4,752
Acres	0.17
Year Built	2025
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	435 Patterson Boulevard Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 1E8

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Heated Garage, Front Drive, Private Electric Vehicle Charging Station(s)
# of Garages	2

### **Interior**

Interior Features	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Elevator, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound, Bidet, Steam Room
Appliances	Bar Fridge, Dishwasher, Electric Range, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Wine Refrigerator, Built-In Refrigerator, Double Oven, Gas Water Heater, Humidifier, Warming Drawer
Heating	Boiler, Central, High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air, Rough-In
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Blower Fan, Glass Doors, Outside, Stone
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Private Yard
-------------------	-------------------------------------

Lot Description	Back Yard, City Lot, Front Yard, Landscaped, Backs on to Park/Green Space, Sloped Up
Roof	Asphalt Shingle
Construction	Aluminum Siding, Concrete, Stone, Stucco, Wood Frame, Manufactured Floor Joist
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	10
Zoning	RC-2
HOA Fees	800
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.