

# \$1,149,900 - 169 Patterson Boulevard Sw, Calgary

MLS® #A2209444

**\$1,149,900**

5 Bedroom, 5.00 Bathroom, 2,762 sqft

Residential on 0.13 Acres

Patterson, Calgary, Alberta

Nestled in the prestigious community of Patterson, this executive custom-built two-storey home blends luxury, comfort, and modern upgrades. Featuring five bedrooms, a fully developed basement, boasting over 4200 square feet of living space. This air-conditioned home is perfect for families seeking both space and serenity. The west-facing backyard that opens to a scenic park with walking paths. Recent updates include brand-new windows, new furnaces, fresh paint, and fully renovated kitchen and bathrooms, making it completely move-in ready. Inside, the main level boasts soaring 9-ft ceilings, gleaming hardwood floors, and multiple living areas, including a family room with a cozy gas fireplace, a formal dining area, and a gourmet kitchen with high-end stainless steel appliances, granite countertops, a large island, and ample cabinetry. The adjacent sunken living room offers a second gas fireplace and built-in shelving, while a private den, mudroom, and laundry room add convenience. Upstairs, the primary bedroom is a true retreat, featuring a spa-like ensuite with a soaker tub, oversized rain shower, and heated floors, plus a massive walk-in closet with built-ins. A secondary bedroom includes its own three-piece ensuite and walk-in closet, while two additional spacious bedrooms share a beautifully updated four-piece bath. The professionally developed basement provides a large recreation room, a fifth bedroom, a full bath, and a fully updated mechanical room



with two newer A/C units, two brand new furnaces, two hot water tanks, a brand new water softener, and Poly B plumbing removal. Step outside to a west-facing backyard oasis with a double-tiered deck, patio, and green space, all with direct access to park trails. With top-rated schools, parks, shopping, and dining just minutes away, this home offers the perfect blend of tranquility and urban convenience. Exceptional value!

Built in 1992

**Essential Information**

MLS® #	A2209444
Price	\$1,149,900
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,762
Acres	0.13
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	169 Patterson Boulevard Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3B1

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front

# of Garages 2

## Interior

Interior Features Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Family Room, Gas, Living Room

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Garden, Other

Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Low Maintenance Landscape, Street Lighting

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

## Additional Information

Date Listed April 9th, 2025

Days on Market 28

Zoning R-CG

## Listing Details

Listing Office Greater Property Group

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