



**15 Patterson Drive SW
Calgary, Alberta**

MLS # A2284852



\$1,195,000

Division:	Patterson		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,149 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Concrete	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, High Ceilings, Kitchen Island, Walk-In Closet(s)		

Inclusions: Appliances - as-is, where-is

OPEN HOUSE - FRIDAY MAY 1 3:30PM-5:30PM | SATURDAY MAY 2 12PM-3PM | SUNDAY MAY 3 1PM-3PM. Tucked into the sought-after community of Patterson, this beautifully updated home offers over 4,819 SQFT of refined living space, seamlessly blending timeless craftsmanship with modern upgrades. Step inside and you're immediately welcomed by a stunning OAK ARCHED FOYER—a striking first impression that sets the tone for the elegance carried throughout. Just beyond, a showstopping SPIRAL STAIRCASE flows gracefully through all levels, paired with rich OAK FINISHES that bring warmth and character to every corner. With NEW FLOORING and FRESH PAINT THROUGHOUT, the home feels bright, elevated, and completely move-in ready. The main floor showcases a thoughtfully designed OPEN-CONCEPT LAYOUT, highlighted by an OPEN-TO-BELOW feature and an abundance of POT LIGHTING that fills the space with natural light. Enjoy the flexibility of TWO SPACIOUS LIVING AREAS, along with a functional DEN—perfect for a home office or quiet retreat. You'll also find a LARGE LAUNDRY ROOM WITH A SINK, adding everyday convenience. Moving upstairs, the spacious primary suite features a versatile FLEX SPACE—ideal for a home office, reading nook, or nursery—along with access to a PRIVATE BALCONY. The ensuite is designed to impress with a DOUBLE VANITY, SKYLIGHT, and a relaxing JACUZZI TUB, creating your own spa-like escape. The upstairs also offers TWO ADDITIONAL BEDROOMS and a 4-PIECE BATHROOM. The basement expands your living space even further, complete with a stylish BAR AREA, a BEDROOM, and a FULL BATHROOM—perfect for guests or extended family—plus a LARGE STORAGE AREA to keep

everything organized. Outside, the LARGE YARD provides endless potential for outdoor living, entertaining, or creating your dream backyard oasis. This home offers a rare combination of space, character, and modern updates in one of Calgary's most desirable west-side communities. A truly standout property you won't want to miss.