



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**427 Patterson Boulevard SW**  
**Calgary, Alberta**

**MLS # A2320778**



**\$2,265,000**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,054 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	6 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Insulated, Off Street, Oversized, See R		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Landscaped, No Back Lane, Private, Rectan		

<b>Heating:</b>	Boiler, Central, High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Manufactured Floor Joist, Mixed, Silent Floor Joist, Stone, Stud, Wood Frame	<b>Zone:</b>	RC-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sauna, See Remarks, Smart Home, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
<b>Inclusions:</b>	none		

Absolutely stunning New Home in the prestigious Community of Patterson Hights, where luxury meets Contemporary design in a Luxurious 3-Story home spanning 6195 Sq. Ft. on all three levels: Open floor plan, Elevator, RI E-Car charger, decks with City view, private back yard with full length deck with beautiful view of the green space on the back. Tankless toilets. Total of 6 bedrooms and 6 & 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 city views. Elevator access on all three floors. On the entry level is your reverse walk-out basement, open staircase w / beautiful railing which feels like anything but a basement. Luxury vinyl plank flooring, in-floor heat, exercise / flex room 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 is 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: 48" cook top, built-in dishwasher, 48" fridge and built-in oven, speed oven & warming drawer, high efficiency hood fan, Cabinets w/ soft close doors, huge pantry. Just off the kitchen is a Coffee station w/ beverage fridge, large Nook area with 8" high patio doors leading to a large deck and private back yard, dining room with built-ins & wine cooler, powder room, spacious Den / office w / built-in wall unit and deck with City views. Top Floor: Has 9' high ceiling, high quality Carpet, master Bedroom with walk-in closet, 5 pc bath with drop-in air jetted

jacuzzi tub, 2 more bedrooms with en-suite and walk-in and built-in closets, spacious Bonus room, a coffee station w/ wine cooler and sink, laundry room w/ built-ins for storage. Fully landscaped, exposed aggregate driveway. 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.