



GRASSROOTS

REALTY GROUP

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**50 Patterson Rise SW
Calgary, Alberta**

MLS # A2321890



\$1,350,800

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|------------------|------------------------|---------------|------------------|
| Division: | Patterson | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,558 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 4 | Baths: | 4 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Rectangular Lot | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | RC-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Welcome to an exceptional opportunity to own a brand-new, custom-built home in the prestigious community of Patterson. Offering over 3,500 of developed square feet and meticulously designed living space, this stunning residence seamlessly blends timeless craftsmanship, modern luxury, and everyday functionality. From the moment you step inside, the dramatic open-to-above foyer creates an unforgettable first impression. The thoughtfully designed main floor showcases a bright, open-concept layout tailored for both comfortable family living and effortless entertaining. The spacious great room is anchored by a beautiful gas fireplace and opens directly onto a generous 15' x 10' rear deck, creating the perfect setting for gatherings or quiet evenings outdoors. At the heart of the home, the chef-inspired kitchen is designed to impress, featuring a 36" gas range, panel-ready refrigerator and freezer, integrated dishwasher, and a built-in microwave discreetly tucked within the walk-in pantry. The pantry also provides space for a dedicated coffee or tea station, adding convenience to your daily routine. Adjacent to the kitchen, the dining area offers an inviting space for family meals and entertaining, while a private glass-enclosed tech center provides the perfect work-from-home or study space. The upper level is thoughtfully designed for growing families, offering three spacious bedrooms, each complete with its own walk-in closet and private ensuite. The luxurious primary retreat serves as a true sanctuary, featuring vaulted ceilings, a spa-inspired ensuite with a soaker tub and walk-in shower, and an impressive walk-in closet with custom built-in cabinetry. A well-appointed laundry room with sink, clothes hang, folding counter, and extensive built-in storage adds everyday convenience. Completing this level is a bright open-to-below lounge area filled with natural light,

ideal as a reading nook, study space, or family retreat. The fully developed walkout basement expands the home's living space with a large recreation area, games room with wet bar, full bathroom, abundant storage, and a spacious fourth bedroom—perfect for guests, teenagers, or a home office. Oversized windows and direct backyard access create a bright and welcoming atmosphere throughout the lower level. Additional highlights include an oversized 20' x 24' double attached garage, premium exterior finishes featuring Hardie board siding and cultured stone, engineered flooring systems, and an abundance of natural light throughout. Nestled on a quiet street in one of Calgary's most sought-after communities, this remarkable home offers the rare opportunity to enjoy the quality and peace of mind of brand-new construction in established Patterson. Combining thoughtful design, superior craftsmanship, and an exceptional location, this is more than a home—it's a lifestyle. Call to book your Private showing today!