



GRASSROOTS
REALTY GROUP

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407 Patterson Boulevard SW
Calgary, Alberta

MLS # A2340908



\$2,000,000

Division:	Patterson		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,677 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Elevator, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Inclusions: NA

OPEN HOUSE - Sept 12&13 (2-4pm) Experience elevated living in this brand new custom luxury home offering over 5,000 sq. ft. of thoughtfully designed living space in prestigious Patterson. Positioned as one of the best priced new luxury homes in the area, this exceptional residence combines timeless design, premium craftsmanship, and outstanding value, all just minutes from downtown Calgary. Designed with both elegance and functionality in mind, this home features a rare reverse walkout design, allowing the lower level to sit above grade with full natural light and direct access to the professionally landscaped backyard backing onto green space. A private elevator provides effortless access to all three levels, complemented by a stunning open riser staircase, engineered hardwood flooring, and soaring 10 foot ceilings throughout. The bright walkout level offers an expansive recreation room with custom built ins, a stylish wet bar, a versatile office or fitness room, an additional bedroom, and a beautifully finished full bathroom with quartz countertops and a floor to ceiling glass shower. The oversized double garage includes EV charging capability and gas heater rough in. The main floor is designed for entertaining and everyday living, showcasing a spectacular coffered ceiling great room with custom fireplace and built in cabinetry, a spacious dining area, and a chef inspired kitchen featuring a quartz waterfall island, premium appliance package, custom cabinetry, and a fully equipped spice kitchen. Expansive sliding doors open to a west facing balcony, while the private backyard patio is complete with a gas line for seamless outdoor entertaining. Upstairs, the luxurious primary retreat features its own private balcony, beverage station, and a spa inspired ensuite with in floor heating, a freestanding soaker tub, and a steam shower with built in seating. Two bedrooms share a

Jack and Jill bathroom, while a fourth bedroom features it's own ensuite and walk in closet. A spacious bonus room captures beautiful downtown views, and a full laundry room completes the upper level. Additional features include dual high efficiency furnaces, dual central air conditioning units, a 75 gallon hot water tank, and under slab heating rough in. Patterson is one of Calgary's premier west side communities, offering a peaceful setting surrounded by mature trees, parks, walking paths, and stunning valley views. Enjoy quick access to Edworthy Park, the Bow River pathway system, Winsport, and nearby golf courses, while remaining only minutes from downtown. Excellent public and private schools, shopping, dining, and convenient access to Bow Trail, Sarcee Trail, Stoney Trail, and Highway 1 make commuting across the city or escaping to the mountains effortless. This is a rare opportunity to own a brand new custom luxury home that delivers exceptional craftsmanship, sophisticated design, and one of Calgary's most desirable locations.