



GRASSROOTS
REALTY GROUP

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91 Patterson Crescent SW
Calgary, Alberta

MLS # A2344664



\$1,199,900

Division:	Patterson		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,128 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	5 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Landscaped, No Back Lane, Rectangular Lot, Treed		

Heating: Forced Air

Floors: Carpet, Tile, Vinyl

Roof: Clay Tile

Basement: Full

Exterior: Brick, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Skylight(s), Walk-In Closet(s)

Inclusions: None.

Situated on a 69'x115' lot in the established community of Patterson, this expansive 3 bedroom home offers nearly 5,800 sq ft of refined living space. Inside, the grand double staircase immediately commands attention, its sweeping curves, elegant black railings, and open to above design creating a dramatic first impression. The main floor features an abundance of well appointed living spaces. The formal living and dining rooms are anchored by an ornate double sided fireplace, while two large bay windows bathe the rooms in natural light. The kitchen is tastefully finished with white millwork cabinetry, granite countertops, new top of the line stainless steel appliances, and a striking black backsplash. A bay window breakfast nook and gold chandelier add warmth and elegance. Just off the kitchen, a spacious family room with a decorative feature fireplace provides an inviting place to gather. A 2 piece powder room and laundry room with new high-end washer and dryer, sink and storage complete the main level. Upstairs, a generous bonus room and three large bedrooms await, each offering walk in closets and private ensuite baths. The impressive primary retreat, complete with a private balcony, lives like a true oasis. Its expansive layout is anchored by a double sided fireplace that gracefully separates the space into two distinct, inviting spaces. The luxurious 5 piece ensuite includes dual sinks, an oversized jetted tub, a separate shower, and direct access to the walk in closet. The fully developed basement adds exceptional living space, highlighted by a theatre room with a starlight ceiling, full acoustical treatments, an automatic drop down acoustically transparent screen, and a state of the art 4K projector. Additionally, there is a comfortable family room plus a massive recreation area—ideal for a pool table with plenty of room for additional seating. The

level also includes two well appointed 3 piece bathrooms, one featuring an oversized jetted tub. Other notable features include central air conditioning, a new humidifier and all Poly B has been removed from this residence. Outside, the large backyard with an upper deck and patio offers an excellent setting for outdoor entertaining, and parking is effortless with a triple attached garage. This impressive home is ideally located near scenic Edworthy Park, schools, shopping, public transit, and provides easy access to Bow and Sarcee Trails.