



GRASSROOTS
REALTY GROUP

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905 Patterson View SW
Calgary, Alberta

MLS # A2344720



\$799,800

Division:	Patterson		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,319 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Cul-De-Sac, Views		

Heating:	Forced Air, Natural Gas
Floors:	Laminate, Marble, See Remarks
Roof:	Clay Tile
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Kitchen Island, Skylight(s), Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 874
LLD:	-
Zoning:	M-CG d21
Utilities:	-

Inclusions: Ice Maker

Unassuming from the exterior yet unforgettable once inside, this remarkable Patterson residence is filled with character, natural light and thoughtful updates. Soaring vaulted ceilings, skylights and expansive windows create a dramatic sense of space, while carefully selected finishes blend European-inspired character with modern comfort. At the heart of the home is a beautifully renovated kitchen designed for everyday living and entertaining. Decorative timber beams and a stone-clad range hood pair with contemporary lighting and contrasting finishes. Custom cabinetry features unlacquered brass hardware sourced from Morocco, complemented by a designer gold sink, pot filler and integrated glass rinser. Thick-profile marble-inspired quartz wraps the generous island and continues onto the windowsills, creating bright ledges for herbs and plants. Open shelving, wine storage, a full ice maker and stainless-steel appliances complete this impressive kitchen. The kitchen and dining areas overlook the spacious living room below, creating an open connection between the main living spaces. Vaulted ceilings and large windows bring in exceptional natural light, while lime-washed walls, a plaster fireplace with French-inspired fa ccedil;ade and substantial wood mantle add warmth and architectural interest. High-grade laminate flooring and custom Roman shades complete the space. The powder room offers another distinctive touch with William Morris wallpaper, an antique-style vanity, Slovakian concrete sink, marble tile flooring and contemporary lighting. Tucked off the main living area is a bright and versatile room currently used as an office and studio, ideal for working from home, hobbies or quiet relaxation. The primary suite continues the thoughtful design with a beautifully renovated ensuite featuring an Air-Jet soaker tub, heated tile floors and a Zellige-tiled

shower with rain head, handheld shower, six body jets, anti-scald protection and illuminated niche. A generous walk-through closet incorporates laundry within custom built-in cabinetry. Three decks provide multiple outdoor spaces to relax, entertain and enjoy the surroundings, while a fourth level offers a walkout to the rear greenspace. Barbecue just off the kitchen or living room, relax among mature trees, enjoy city views or watch the occasional deer pass by. The walkout lower level adds flexible living space, another full bathroom and room to adapt to a variety of needs. Important improvements include removal of Poly-B plumbing and updated electrical. Distinctive without being impractical, this is a thoughtfully updated home offering exceptional natural light, flexible living spaces, quality finishes and a level of character rarely found in a condominium.