

**169 Patterson Boulevard SW  
Calgary, Alberta**

**MLS # A2167447**



## \$1,149,900

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,762 sq.ft.	<b>Age:</b>	1992 (32 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Lawn, Low Maintenance Landscaping		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

**Inclusions:** Refrigerator, Dishwasher, Stove, Microwave, Washer, Dryer, Central Vacuum System plus Attachments, Countertop Stove, Built-in Oven, Water Softener

Executive, custom-built two-storey home located in Calgary's prestigious Patterson. This updated five-bedroom, air-conditioned residence backs onto a scenic park with walking paths and is within walking distance of various amenities, including schools, parks, and transportation. Upon entry, a bright and open floor plan greets you, featuring 9 ft ceilings and abundant natural light. Recent updates include brand new windows throughout, a fresh coat of paint throughout, kitchen and bathroom renovations, and more. Hardwood floors flow through the main level to a spacious family room, complete with a cozy gas fireplace. The family room opens to a formal dining area with direct access to the kitchen. The gourmet kitchen, recently updated, boasts built-in stainless steel appliances, a large island, stunning granite countertops, and designer tile backsplash. Adjacent to the kitchen is a breakfast nook with a step down to the living room, which includes another gas fireplace and built-ins. A large mudroom and laundry room provide access to a double attached garage, offering additional storage. A den, ideal for a home office, and a two-piece powder room complete the main floor. A grand staircase leads to the second level, where you'll find a four-piece main bathroom, three good-sized bedrooms—one with a rare three-piece ensuite and walk-in closet—and a spacious primary bedroom. The primary bedroom features a large walk-in closet with built-ins and a luxurious, updated spa-like four-piece ensuite, complete with a soaker tub, rain shower, and heated floors. A professionally developed basement offers a fantastic space for entertaining, including a large recreation room, a four-piece main bathroom, and a fifth bedroom. The mechanical room has been updated with two newer air conditioning units, two hot water tanks, two furnaces, a water softener, as well

as all of the Poly B removed in the home. The west-facing backyard, which backs onto a scenic walking path, includes a double-tiered deck, a patio and ample yard space for entertaining. Enjoy maintenance-free living in this move-in-ready home. Must see to appreciate the thoughtful renovations throughout the home. Perfect for a growing family!