

# \$1,399,000 - 47 Patterson Drive Sw, Calgary

MLS® #A2210070

**\$1,399,000**

4 Bedroom, 4.00 Bathroom, 2,202 sqft

Residential on 0.19 Acres

Patterson, Calgary, Alberta

Discover the charm of 47 Patterson Drive SW, a welcoming haven tucked within coveted Patterson Heights. This standout home blends modern appeal with a one-of-a-kind design, perfect for those who love to entertain and enjoy life's simple joys. Step inside to find freshly re-stained hardwood floors that shine softly, paired with a newly painted interior that feels bright and inviting. New carpets add a cozy touch, making this a space that's both warm and ready for gatherings. The main level flows effortlessly, centered around a sleek kitchen with high end appliances, granite countertops, and a stylish glass breakfast bar. The living area, with its modern fireplace and expansive windows, opens to a south-facing backyard that's all about easy enjoyment. A bright, yet private office, 2-piece bath and main floor laundry room complete the main floor. Upstairs, the primary suite stretches wide, offering a peaceful escape with a 6-piece ensuite and an oversized walk-in closet space. Skylights in the main upper hallway flood the area with natural light, casting a soft glow across the two additional bedrooms sharing a smartly designed 5-piece bathroom with dual access. The fully finished basement brings a playful twist to this home. A cozy family room, complete with a wet bar, sets the scene for perfect movie nights. Wine enthusiasts will delight in the temperature-controlled wine cellar, spacious enough for late-night sips and chats. The fourth bedroom has been reimaged as a



home gym, ready for your workouts. A full 4-piece bathroom and plenty of storage in the mechanical room, with a new hot water tank, round out this versatile lower level. Step outside and be captivated by a spacious lot that feels like your own secluded oasis. The garden beds thrive with the help of an irrigation system, while a powered shed offers convenient utility. The newly added outdoor barrel sauna provides a peaceful escape, a perfect way to unwind. A gated drive leads to a heated garage with built-in storage, a workbench, epoxy floors, and a pet-washing corner, while central air and built-in speakers add everyday ease. Just steps from the natural beauty of Paskapoo Slopes, this home can be yours today.

Built in 2002

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2210070    |
| Price          | \$1,399,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,202       |
| Acres          | 0.19        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 47 Patterson Drive Sw |
| Subdivision | Patterson             |
| City        | Calgary               |
| County      | Calgary               |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T3H 2B8 |

### Amenities

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                               |
| Parking        | Double Garage Attached, Gated, Heated Garage, Insulated, Oversized, See Remarks |
| # of Garages   | 2                                                                               |

### Interior

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Sauna, See Remarks, Skylight(s), Walk-In Closet(s) |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Cooktop, Refrigerator, Washer, Window Coverings, Wine Refrigerator                               |
| Heating           | Forced Air, Natural Gas                                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                                                           |
| Fireplaces        | Dining Room, Gas                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                         |
| Basement          | Finished, Full                                                                                                                                                              |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden, Other, Private Entrance, Private Yard, Rain Gutters, Storage |
| Lot Description   | Back Yard, Garden, Landscaped, Lawn, Many Trees, Private, Treed                    |
| Roof              | Asphalt Shingle                                                                    |
| Construction      | Stucco, Wood Frame, Wood Siding                                                    |
| Foundation        | Poured Concrete                                                                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 23              |
| Zoning         | R-CG            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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