

# \$1,149,900 - 169 Patterson Boulevard Sw, Calgary

MLS® #A2209444

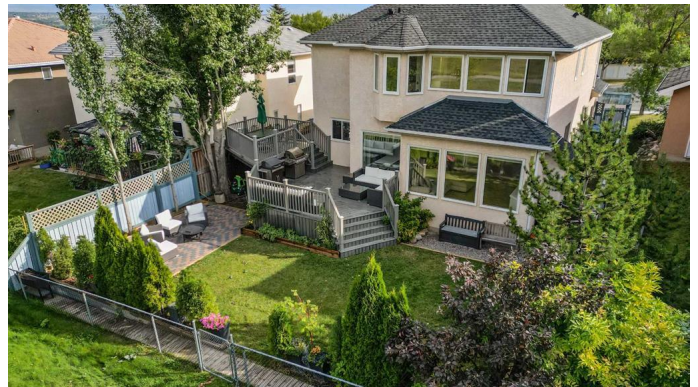
**\$1,149,900**

5 Bedroom, 5.00 Bathroom, 2,762 sqft

Residential on 0.13 Acres

Patterson, Calgary, Alberta

Nestled in the prestigious community of Patterson, this executive custom-built two-storey home blends luxury, comfort, and modern upgrades. Featuring five bedrooms, a fully developed basement, boasting over 4200 square feet of living space. This air-conditioned home is perfect for families seeking both space and serenity. The west-facing backyard that opens to a scenic park with walking paths. Recent updates include brand-new windows, new furnaces, fresh paint, and fully renovated kitchen and bathrooms, making it completely move-in ready. Inside, the main level boasts soaring 9-ft ceilings, gleaming hardwood floors, and multiple living areas, including a family room with a cozy gas fireplace, a formal dining area, and a gourmet kitchen with high-end stainless steel appliances, granite countertops, a large island, and ample cabinetry. The adjacent sunken living room offers a second gas fireplace and built-in shelving, while a private den, mudroom, and laundry room add convenience. Upstairs, the primary bedroom is a true retreat, featuring a spa-like ensuite with a soaker tub, oversized rain shower, and heated floors, plus a massive walk-in closet with built-ins. A secondary bedroom includes its own three-piece ensuite and walk-in closet, while two additional spacious bedrooms share a beautifully updated four-piece bath. The professionally developed basement provides a large recreation room, a fifth bedroom, a full bath, and a fully updated mechanical room



with two newer A/C units, two brand new furnaces, two hot water tanks, a brand new water softener, and Poly B plumbing removal. Step outside to a west-facing backyard oasis with a double-tiered deck, patio, and green space, all with direct access to park trails. With top-rated schools, parks, shopping, and dining just minutes away, this home offers the perfect blend of tranquility and urban convenience. Exceptional value!

Built in 1992

### Essential Information

MLS® #	A2209444
Price	\$1,149,900
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,762
Acres	0.13
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	169 Patterson Boulevard Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3B1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front

# of Garages 2

## Interior

Interior 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)

Appliances Built-In Oven, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Family Room, Gas, Living Room

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Garden, Other

Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Low Maintenance Landscape, Street Lighting

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

## Additional Information

Date Listed April 9th, 2025

Days on Market 26

Zoning R-CG

## Listing Details

Listing Office Greater Property Group

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.