

# \$1,349,000 - 47 Patterson Drive Sw, Calgary

MLS® #A2219710

**\$1,349,000**

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 reimagined 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® #	A2219710
Price	\$1,349,000
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	May 9th, 2025
Days on Market	2
Zoning	R-CG

### Listing Details

Listing Office	CIR Realty
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