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

MLS® #A2219710

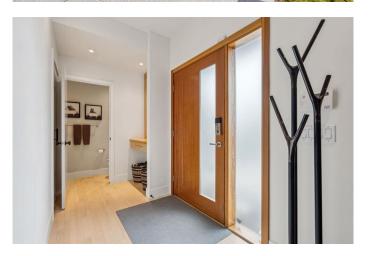
\$1,349,000

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 |
| Туре | 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 | | |
| Data Listad | May Oth 2025 | |

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

Listing Details

Listing Office CIR Realty

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