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407 Patterson Boulevard SW  
Calgary, Alberta

MLS # A2279987



**\$1,999,999**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Patterson                               |               |                  |
| <b>Type:</b>     | Residential/House                       |               |                  |
| <b>Style:</b>    | 2 Storey                                |               |                  |
| <b>Size:</b>     | 3,672 sq.ft.                            | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 5                                       | <b>Baths:</b> | 4 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                  |               |                  |
| <b>Lot Size:</b> | 0.18 Acre                               |               |                  |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space |               |                  |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | In Floor, In Floor Roughed-In, Fireplace(s), Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Stucco   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Elevator, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | None  |                   |     |

An exceptional New home in Patterson Heights. A custom luxury home offers over 5,000 sq. ft. of thoughtfully designed living, high-end finishes and a comfortable, elegant layout. A welcoming grand foyer with a full-height custom closet. An OVERSIZED DOUBLE GARAGE, complete with EV charging, gas heater rough-in. A full bathroom with quartz counter and a floor-to-ceiling glass shower adjacent to the bedroom. One of the home's most desirable features is its REVERSE WALK-OUT design. The lower level sits above grade, bringing in natural light and offering direct access to the outside, making it feel open, bright, and highly usable for entertaining, extended stays, or everyday living without the feel of a typical basement. The living area is centered around a custom feature wall unit with integrated LED lighting. A dedicated office or fitness space. A sculptural open-riser staircase is paired with a PRIVATE IN-HOME ELEVATOR, providing a smooth and convenient way to move between all three levels. Throughout the home, engineered hardwood flooring, 10-foot ceilings which create a sense of space and elegance. The second level balances openness with defined living spaces. A bright flex area, ideal for a home office, reading space, or additional lounge, with large windows and plenty of natural light. The dining area is anchored by an elegant wall unit, while the family room offers a coffered ceiling, statement fireplace, and custom detailing. Large sliding doors extend the space outward to an east-facing balcony. The kitchen is designed to impress without sacrificing function, featuring a quartz waterfall island, with extra storage, clean-lined cabinetry, and high-end stainless steel appliances. A separate spice kitchen keeps everything organized for larger gatherings, while a bright breakfast nook adds a more casual, everyday touch. Outdoors, the setting

is a true highlight, a rear patio with a gas line, ready for summer evenings and entertaining, overlooking a fully finished, spacious, private backyard that backs onto green space, perfect for relaxing, hosting, or simply enjoying the natural surroundings and wildlife visitors. Upstairs, the home shifts into a more private, retreat-like feel. The primary suite offers its own balcony, a beverage station, and a spa-inspired en-suite with in-floor heating, a freestanding tub, and a glass steam shower with built-in seating. Additional 2 bedrooms are well-appointed, including a Jack & Jill bathroom a 4th bedroom with it;s own en-suite and walk-in closet. A finished laundry room and a bonus room with downtown views complete the upper level. Additional features include under-slab basement heating rough-in, a 75-gallon hot water tank, dual high-efficiency furnaces, dual A/C units. Don't miss the opportunity to own this gorgeous home!