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26 Patina Hill SW  
Calgary, Alberta

MLS # A2298630



**\$3,288,000**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,424 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Front Drive, Garage Door Opener, Heated		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	City Lot, Rectangular Lot, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Separate Entrance, Smart Home, Steam Room, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	See remarks		

Perched high above the city on one of Patterson's most prestigious streets, this custom-built luxury bungalow (2019) offers unobstructed, panoramic views of downtown Calgary and the skyline from all three fully developed walkout levels. Architecturally designed and built to an exceptional standard, this residence blends refined design, everyday functionality, and long-term livability in a private elevated setting just minutes to the city core. Offering 2,424 sq. ft. above grade plus 4,524 sq. ft. of developed living space below grade, the main level is tailored for sophisticated single-level living. Expansive windows flood the home with natural light while perfectly framing breathtaking city views. The open-concept living and dining areas are anchored by a striking see-through gas fireplace, creating warmth and architectural interest while preserving open sightlines. Vaulted and tray ceilings add to the sense of scale, complemented by wide-plank engineered hardwood flooring and timeless finishes throughout. The chef-inspired kitchen features premium cabinetry, a large central island, high-end appliances, and seamless flow into the dining area—ideal for entertaining. A fully equipped spice kitchen adds valuable prep space and storage. The primary suite is a private retreat with panoramic views and a spa-inspired ensuite complete with heated floors, deep soaker tub, steam shower, and walk-in closet. A private office or den, powder room, breakfast nook, and functional mudroom with direct garage access complete the main level. The first lower walkout level offers exceptional flexibility while maintaining the same high level of finish, featuring a spacious recreation room, family lounge with city views, dedicated home gym with custom flooring and sliding glass barn doors, two generously sized bedrooms, beautifully appointed bathrooms, full laundry room, and

direct outdoor access. The lowest level is designed for entertaining and guests, complete with a large media/theatre room with golf simulator capability, kitchenette or wet bar, additional bedrooms, full bathroom, second laundry area, and extensive storage/mechanical space. Additional highlights include a heated triple attached garage with impressive ceiling height suitable for a vehicle lift, epoxy flooring, side wall-mounted openers, and space for up to four vehicles. The home is roughed-in for a future elevator and offers multiple walkout patios and decks with glass railings and gas connections. Integrated audio, smart lighting, premium mechanical systems, and an optional landscaping package further elevate this remarkable property. Located in one of Calgary's most desirable westside communities, Patterson is celebrated for its elevated setting, mature surroundings, city views, and quick access to downtown, parks, top schools, and amenities.