

# \$2,200,000 - 431 Patterson Boulevard Sw, Calgary

MLS® #A2240397

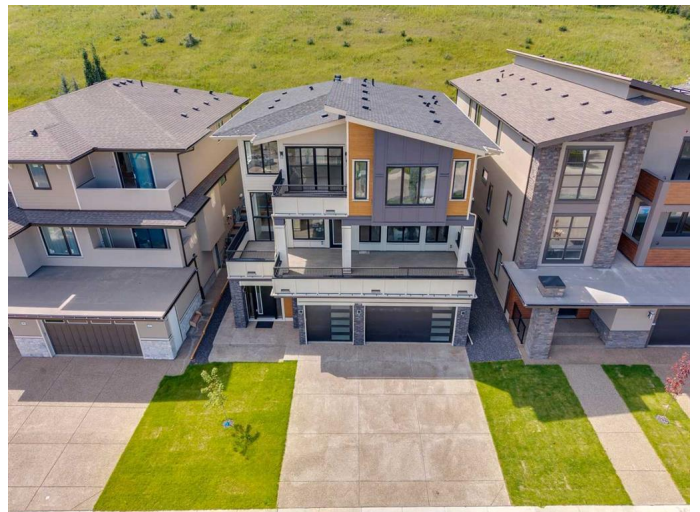
**\$2,200,000**

4 Bedroom, 5.00 Bathroom, 3,438 sqft

Residential on 0.17 Acres

Patterson, Calgary, Alberta

ARCHITECTURAL BRILLIANCE BACKING SOUTH ONTO GREEN SPACE | UNRIVALED PANORAMIC CITY VIEWS | SOPHISTICATED MODERN LUXURY | 4 BEDROOMS + 5 BATHROOMS | Welcome to 431 Patterson Boulevard SW, a brand-new architectural masterpiece offering over 4,800 sq. ft. of meticulously designed living space across three fully finished levels. Set in the prestigious Patterson community, this home seamlessly blends cutting-edge contemporary design with warm, inviting finishes all while capturing breathtaking unobstructed views of Calgary's skyline and rolling hills. Inside, soaring ceilings and sun-soaked open-concept living create an atmosphere of elegance and ease. The state-of-the-art chef's kitchen boasts professional-grade appliances, a massive center island, a built-in pantry, and an elegant coffee bar. Floor-to-ceiling windows frame panoramic skyline and valley views, while sliding glass doors open to an oversized balcony perfect for sunset entertaining. The main level also features a private office, spacious foyer, and access to a 38' balcony ideal for entertaining. The primary suite is a true private retreat, where every detail is designed for indulgence and tranquility. Wake up to serene views before stepping into your spa-inspired ensuite, complete with a sculptural freestanding soaker tub, sleek double vanities, an oversized glass-enclosed shower, and exquisite finishes that evoke a boutique hotel experience. A



generous walk-in closet offers both style and function, providing ample space for a curated wardrobe. Three additional bedrooms, each thoughtfully designed with exceptional attention to detail, along with a versatile bonus room and beautifully appointed bathrooms, create inviting spaces that ensure every family member and guest enjoys the same level of comfort and luxury. The fully developed walk-out lower level is an entertainerâ€™s dream, featuring a sprawling family room bathed in natural light, a bespoke wet bar crafted for unforgettable gatherings, and seamless access to a covered patio that invites year-round indoor-outdoor living. Step into modern luxury! This brand-new architectural masterpiece offers striking curb appeal, expansive living spaces, and premium finishes throughout. Donâ€™t just dream about your perfect home make it yours today

Built in 2025

**Essential Information**

MLS® #	A2240397
Price	\$2,200,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,438
Acres	0.17
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

**Community Information**

Address	431 Patterson Boulevard Sw
Subdivision	Patterson

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3N6

### Amenities

Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Closet Organizers, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Electric Range, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Microwave, Microwave Hood Fan, Washer, Gas Water Heater, Wine Refrigerator
Heating	Baseboard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Rectangular Lot, Interior Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Stucco, Metal Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 14th, 2025
Zoning	R-G

### Listing Details

Listing Office	Real Broker
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