

# \$2,378,000 - 407 Patterson Boulevard Sw, Calgary

MLS® #A2260705

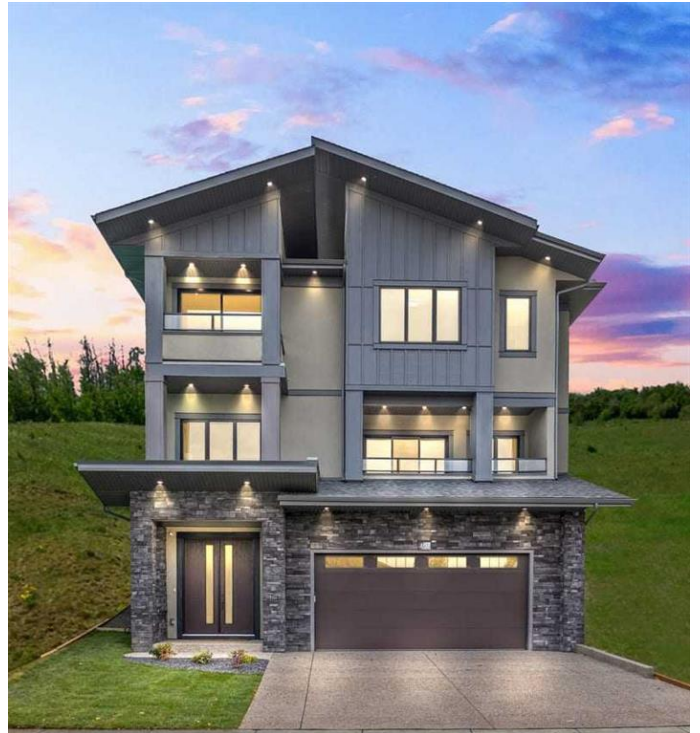
**\$2,378,000**

5 Bedroom, 5.00 Bathroom, 3,672 sqft

Residential on 0.18 Acres

Patterson, Calgary, Alberta

Extraordinary luxury residence in prestigious Patterson Heights-The Point- with over 4500 sq ft of living space, where thoughtful design and upscale finishes define every detail. As you enter, you're greeted by a grand entrance, boasting a floor to ceiling custom built closet. To your right is a beautifully appointed mudroom featuring a walk-in closet and impressive floor to ceiling wall unit, with direct access to the oversized double garage that's fully equipped with EV charging outlets, gas rough in for heater, hot and cold water taps. A full bathroom featuring quartz countertops and a floor-to-ceiling glass shower. Soaring 10 ft ceilings and wide vinyl plank flooring flow throughout, creating a seamless, elegant feel. The cozy living room is enhanced by a modern wall unit and ambient LED lighting, while the custom bar area complete with bar fridge, is perfect for entertaining. A private bright gym space with recessed lighting, sleek floating shelving and plenty of room for fitness equipment. The open riser staircase, paired with a PRIVATE ELEVATOR for ultimate convenience, leads to a show-stopping second floor. A light-filled home office overlooks a large window, and a modern half-bath. The stylish dining area is anchored by a built-in LED-lit beautiful wall unit, the glass sliding doors provide access to a balcony with breathtaking views of downtown Calgary. The coffered ceiling family room stuns with an art-block feature wall and gas fireplace. The sliding glass door gives access to a fully



finished, landscaped backyard that backs onto serene green space, where wildlife sightings are frequent and peaceful. The kitchen is a true centerpiece with an elegant quartz waterfall island and hidden cabinetry, two-tone modern cabinets, high-end stainless appliances, and a fully equipped spice kitchen for hosting large gatherings. A modern kitchen nook with an exquisite light fixture completes this level. The top floor is an oasis of luxury, starting with a grand primary suite behind French doors. Enjoy a private balcony with views of the green space, a juice bar, in-floor heating in the en-suite, and a spa-style bath featuring a freestanding tub, floor-to-ceiling glass steam shower with rainfall head and granite seating. The second and third bedrooms share a beautiful Jack & Jill bathroom with quartz counters, and a fourth bedroom along with its own full bath and walk-in closet. Don't miss the thoughtfully finished laundry room. The bonus room is a standout, with downtown views, and another wall unit. This level boasts 9 ft ceilings, continuing the home's spacious and airy feel. ADDITIONAL UPGRADES: Basement rough in under slab heating, 75 gallon hot water tank, 2 high-efficiency furnaces, 2 central A/C units, extensive built-ins. The exterior is fully landscaped, composite rear deck with a gas line. This is a true masterpiece offering luxury, comfort, and functionality across all three levels complete with elevator access. A rare offering in an exceptional location.

Built in 2025

**Essential Information**

MLS® #	A2260705
Price	\$2,378,000
Bedrooms	5

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,672
Acres	0.18
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active



## Community Information

Address	407 Patterson Boulevard Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3N6

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	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)
Appliances	Bar Fridge, Built-In Oven, Built-In Range, Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Refrigerator
Heating	In Floor, Fireplace(s), Forced Air, In Floor Roughed-In
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Up To Grade

## Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 2nd, 2025
Days on Market	1
Zoning	R-G

### **Listing Details**

Listing Office	CIR Realty
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