

# \$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        |
| Type           | 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

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 1             |
| Zoning         | R-CG          |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.