

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

MLS® #A2240397

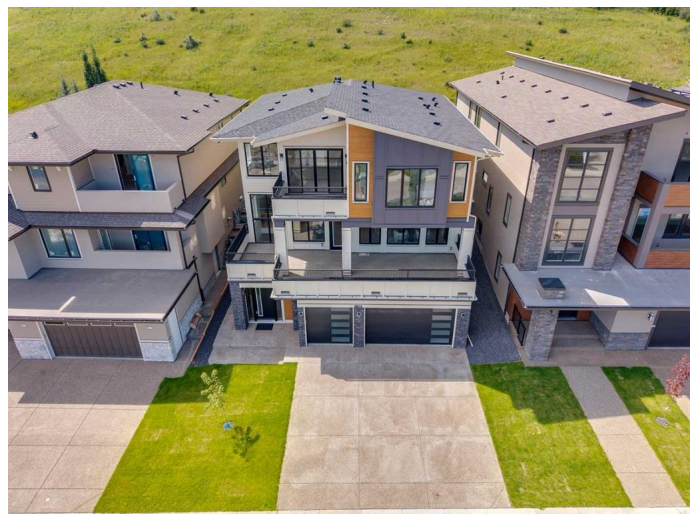
**\$2,200,000**

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 entertainer’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. Don’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, Gas Water Heater, Microwave, Microwave Hood Fan, Washer, 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, Interior Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                                             |
| Construction      | Brick, Composite Siding, Stucco, Metal Frame                |
| Foundation        | Poured Concrete                                             |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 12                |
| Zoning         | R-G               |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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