

**407 Patterson Boulevard SW
Calgary, Alberta**

MLS # A2279987



\$2,189,000

Division:	Patterson		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,672 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	In Floor, In Floor Roughed-In, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
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)		
Inclusions:	None		

Open house, Saturday May 2nd from 1-4:30 pm- An exceptional offering in Patterson Heights. This custom luxury home offers over 5,000 sq. ft. of thoughtfully designed living, with high-end finishes and a layout that feels both impressive and comfortable. The arrival is striking yet welcoming. A grand foyer with a full-height custom closet. A wall unit connects directly to the OVERSIZED DOUBLE GARAGE, complete with EV charging, gas heater rough-in. A full bathroom with quartz surfaces and a floor-to-ceiling glass shower adjacent to the bedroom. One of the home's most desirable features is its REVERSE WALK-OUT design. The lower level sits above grade, bringing in natural light and offering direct access to the outside, making it feel open, bright, and highly usable for entertaining, extended stays, or everyday living without the feel of a typical basement. The living area is centered around a custom feature wall with integrated LED lighting. A dedicated fitness space with recessed lighting to suit your lifestyle. A sculptural open-riser staircase is paired with a PRIVATE IN-HOME ELEVATOR, providing a smooth and convenient way to move between all three levels—an understated feature that adds everyday comfort and practicality. Throughout the home, 10-foot ceilings and wide-plank flooring create a sense of space and elegance. The second level balances openness with defined living spaces. A bright flex area, ideal for a home office, reading space, or additional lounge, with large windows and plenty of natural light. The dining area is anchored by an elegant wall unit, while the family room offers a coffered ceiling, statement fireplace, and custom detailing. Large sliding doors extend the space outward to an east-facing balcony. The kitchen is designed to impress without sacrificing function, featuring a quartz waterfall island, with extra storage,

clean-lined cabinetry, and high-end stainless steel appliances. A separate spice kitchen keeps everything organized for larger gatherings, while a bright breakfast nook adds a more casual, everyday touch. Outdoors, the setting is a true highlight. A rear patio with a gas line, ready for summer evenings and entertaining, overlooking a fully finished, spacious, private backyard that backs onto green space, perfect for relaxing, hosting, or simply enjoying the natural surroundings and wildlife visitors. Upstairs, the home shifts into a more private, retreat-like feel. The primary suite offers its own balcony, a beverage station, and a spa-inspired ensuite with in-floor heating, a freestanding tub, and a glass steam shower with built-in seating. Additional bedrooms are well-appointed, including a Jack & Jill bathroom and a separate ensuite with walk-in closets. A finished laundry room and a bonus room with downtown views complete the upper level. Additional features include under-slab basement heating rough-in, a 75-gallon hot water tank, dual high-efficiency furnaces, dual A/C units. Don't miss the opportunity to own this rare find