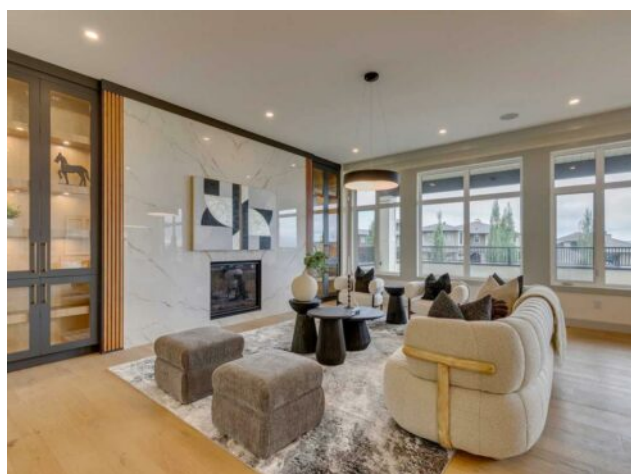


431 Patterson Boulevard SW
Calgary, Alberta
MLS # A2240397

\$2,200,000

Division:	Patterson		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,438 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Backs on to Park/Green Space, Interior Lot, Rectangular Lot		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Metal Frame, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar		

Inclusions: SECURITY SYSTEM, DOOR/MOTION SENSORS

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