

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

MLS® #A2240397

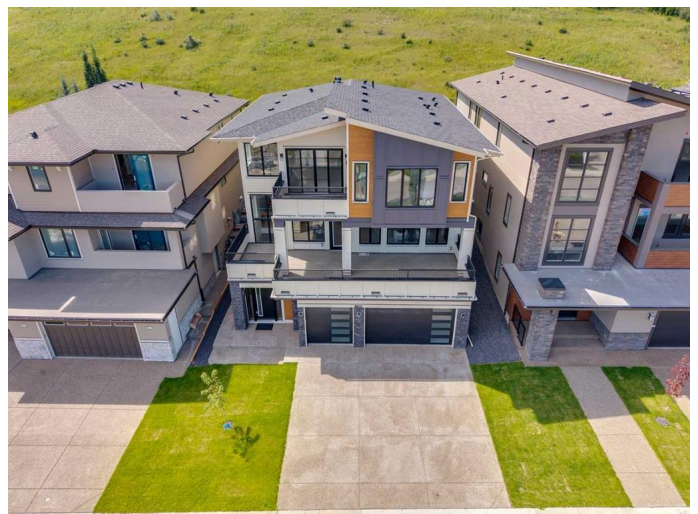
\$2,200,000

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	18
Zoning	R-G

Listing Details

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

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 MLSÂ®, Multiple Listing ServiceÂ® 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.