

# \$1,780,000 - 14 Patina Lane Sw, Calgary

MLS® #A2263476

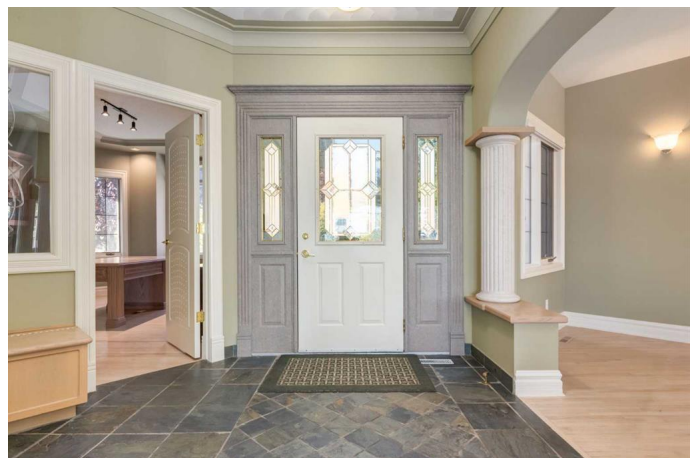
**\$1,780,000**

3 Bedroom, 3.00 Bathroom, 1,953 sqft

Residential on 0.21 Acres

Patterson, Calgary, Alberta

Incredible property nestled in the prestigious Patterson community offering 3,625 SF of developed living space with HEATED triple attached garage, walkout basement and breathtaking views. Beyond the lovely curb appeal, you are welcomed into a large, tiled foyer where you will immediately appreciate the hardwood flooring throughout as well as the spaciousness and light-filled ambiance created by the high ceilings and wall to wall windows. At the heart of the residence is the chef's dream kitchen with quartz countertops, center island with breakfast bar, an abundance of cabinet space and nook with access to the expansive deck (32'x18') where you can enjoy the views and summer entertaining. The living room features a cozy gas fireplace and formal dining area allows ample space for friends and family. A primary bedroom with walk-in closet and 5 piece ensuite, home office complete with a built-in desk and bookshelves, powder room and laundry/mud room area also found on this level. The walk-out basement is a bright haven complete with a full service wet bar, family room with gas fireplace, games area, 2 additional bedrooms with share a 5 piece bathroom and loads of storage space. You will LOVE summers to enjoy the incredible, private backyard with mature landscaping and extensive patio space. To fully appreciate the beauty of this property, it must be experienced in person. Don't miss your chance to own this exceptional home in the well-established Patterson community, just



moments away from schools, shopping, and amenities. Book your showing today!

Built in 1996

**Essential Information**

MLS® #	A2263476
Price	\$1,780,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,953
Acres	0.21
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	14 Patina Lane Sw
Subdivision	Patterson
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 3N4

**Amenities**

Parking Spaces	6
Parking	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, Triple Garage Attached
# of Garages	3

**Interior**

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
-------------------	---

Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Microwave, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Irregular Lot, Landscaped, Treed
Roof	Clay Tile
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 10th, 2025
Zoning	DC (pre 1P2007)

## Listing Details

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

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