

**26 Patina Hill SW  
Calgary, Alberta**

**MLS # A2276363**

# \$3,495,000



<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,424 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Front Drive, Garage Door Opener, Heated		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	City Lot, Rectangular Lot, Views		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Rubber

**Basement:** Full

**Exterior:** Stone, Stucco

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**Features:** Bar, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Elevator, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Sauna, Separate Entrance, Smart Home, Steam Room, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** See Remarks

Perched high above the city in the prestigious community of Patterson, this one-of-a-kind custom luxury bungalow offers an extraordinary living experience across three fully developed walkout levels, each showcasing unobstructed, panoramic views of downtown Calgary and the city skyline. Architecturally designed and built to an exceptional standard, this residence seamlessly blends refined design, functionality, and long-term livability, all within a private, elevated setting just minutes from the city core. The main level is thoughtfully designed for sophisticated single-level living. Expansive windows flood the home with natural light while perfectly framing the breathtaking city views. The open-concept living and dining areas are anchored by a striking see-through gas fireplace, creating warmth and architectural interest without compromising sightlines. Vaulted and tray ceilings enhance the sense of scale, complemented by engineered hardwood and carefully curated finishes that deliver a timeless, modern aesthetic. The chef-inspired kitchen features premium cabinetry, a large central island, high-end appliances, and seamless flow into the dining area—ideal for both everyday living and entertaining. A fully equipped spice kitchen provides additional prep space, storage, and ventilation. The primary suite is a private retreat offering panoramic views, elegant ceiling detail, and a spa-inspired ensuite with heated floors, deep soaker tub, steam shower, towel warmer + a spacious walk-in closet. A private office/den, powder room, breakfast nook, and functional mudroom with direct access from the garage complete this level. The first lower level is fully developed and walkout, offering remarkable flexibility while maintaining the same high level of finish. This level includes a spacious games and recreation room ideal for entertaining, a comfortable family lounge

with uninterrupted city views, and a dedicated home gym with custom flooring and sliding glass barn doors. A built-in desk or study area adds functionality, while two generously sized bedrooms, beautifully finished bathrooms, and a full laundry room provide comfort and convenience. Direct outdoor access enhances indoor-outdoor living. The lowest level is designed as a true entertainment and guest retreat, featuring a large media and theatre room with golf simulator capability, perfect for movie nights, gaming, or hosting. A kitchenette/wet bar supports extended stays and entertaining, while additional bedrooms, a full bathroom, a second laundry area, and thoughtfully integrated storage and mechanical spaces complete the level. Additional highlights include a heated triple attached garage with exceptional ceiling height allowing for a vehicle lift, epoxy flooring, side wall-mounted openers, multiple access points, and space for up to four vehicles. The home is roughed-in for a future elevator, centrally located for long-term accessibility. Multiple walkout patios and decks with glass railings and gas connection