



GRASSROOTS

REALTY GROUP

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121 Patton Place SW
Calgary, Alberta

MLS # A2306145

\$1,799,000



Division:	Pump Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	3,178 sq.ft.	Age:	1987 (39 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Oversized,		
Lot Size:	0.27 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Preserved Wood	Utilities:	-

Features: Beamed Ceilings, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Tucked away at the end of a quiet cul-de-sac in prestigious Pump Hill, this rare, oversized bungalow offers an extraordinary combination of scale, character, and timeless quality. Spanning an impressive 3,178 SF above grade with an additional 2,446 SF in the fully developed walkout basement, 5 bedrooms and 4.5 bathrooms (3 ensuite), this is a home seldom found in today's market. From the moment you enter, soaring and varied ceiling heights, exposed beams, and expansive principal rooms create a sense of warmth and architectural presence that sets this residence apart. Designed with exceptional flow for both daily living and entertaining, the home features a gracious dining room that transitions seamlessly into an inviting sitting room, opening onto the expansive west-facing rear deck also accessible from the primary suite for a private morning coffee or evening retreat. The kitchen is generously proportioned and built for gathering, showcasing abundant cabinetry, double ovens, quality stone surfaces, and a massive island with eating bar that connects naturally to the welcoming family room. Nearby, a large laundry area, walk-in pantry, and practical boot room leading to the triple attached garage with epoxy flooring enhance everyday convenience. The main level offers two spacious bedrooms, each with beautifully renovated ensuite, including a luxurious primary retreat complete with an oversized walk-in closet and spa-inspired ensuite. The walkout lower level continues to impress with two additional bedrooms, a dedicated office, a fitness room with rubber flooring, updated bathrooms and extensive storage space. You will love summers in the serene backyard with gorgeous, mature landscaping and expansive patio space. Lovingly maintained over the years with clear pride of ownership making this a rare opportunity to secure a substantial bungalow in one

of Calgary's most established and sought-after communities.