



GRASSROOTS
REALTY GROUP

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117 Patton Place SW
Calgary, Alberta

MLS # A2334989



\$1,750,000

Division:	Pump Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,898 sq.ft.	Age:	1994 (32 yrs old)
Beds:	6	Baths:	5
Garage:	Driveway, Tandem, Triple Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Low Maintenance Landscape, No Back		

Heating: Boiler, In Floor, Forced Air

Floors: Hardwood, Other, Tile

Roof: Metal, See Remarks

Basement: Full

Exterior: Stone, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Features: Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Beverage fridge x 2, wine fridge x 2, fridge, microwave, gas cooktop, wall oven, dishwasher, washer, dryer, pool table, pool cover and all accessories, cctv cameras and security system

Situated on a private 12,185 sq. ft. lot in prestigious Pump Hill, this custom-built executive family home offers over 5,811 sq. ft. of beautifully developed living space across two levels, with 6 bedrooms, 5 baths & an exceptional indoor/outdoor layout designed for family living & entertaining. Soaring vaulted ceilings, expansive windows & skylights fill the home with natural light, while thoughtful architectural details, extensive custom millwork & beautiful sightlines create an elegant sense of scale. Recent renovations include refinished hardwood flooring, a redesigned living room beverage station, new guest bathroom & beautifully updated 5-piece Jack & Jill bathroom with custom hand cut tiles. The chef-inspired kitchen features extensive custom cabinetry, premium appliances, granite countertops & large center island. French doors open to a new Duradek deck with new glass railings overlooking the private backyard. The adjacent dining area is surrounded by walls of windows overlooking mature trees, while the dramatic vaulted living room features expansive windows, skylights, a striking marble fireplace surround & brand new custom beverage station. The luxurious primary retreat offers French-door access to the deck, a spacious walk-in closet with custom built-ins & a spa-inspired 5-piece ensuite with dual vanities finished in marble, deep soaker tub & separate shower. 3 additional spacious bedrooms are serviced by the renovated 5-piece Jack & Jill bathroom with custom hand cut tiles & 3-piece guest bath. All main level baths have been updated with marble finishings. The fully developed, walk-out lower level features in-floor heating, expansive family room with gas fireplace & built-in bar, media room, wine room, art studio, gym with open-to-above design & walls of windows, office with built-in cabinetry, 2 additional bedrooms & 2 full baths. The

abundance of natural light makes this level exceptionally spacious & inviting. The beautifully landscaped backyard is a true oasis with a heated freshwater pool, expansive decking & mature trees providing added privacy. Architectural stonework continues into the outdoor living spaces, creating a cohesive resort-inspired setting. The stunning stone & cedar summer house features a dramatic vaulted cedar ceiling, skylights, electronic screens & extensive Timbertek decking—perfect for poolside entertaining. Recent upgrades to the main house include a Terrabella stone-coated steel roof, new boiler for in-floor heating, new Duradek deck with new glass railings, epoxy rock flooring throughout the lower level & new pool liner. An oversized attached triple tandem garage with lift potential & workshop area. Pump Hill offers a prestigious, established setting close to Glenmore Reservoir pathways, Glenmore Landing & Southland Leisure Centre. This remarkable residence combines timeless architecture, sophisticated renovations, custom craftsmanship & exceptional indoor/outdoor amenities in one of Calgary's most sought-after communities.