



GRASSROOTS
REALTY GROUP

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215 Patton Court SW
Calgary, Alberta

MLS # A2181162



\$4,000,000

Division:	Pump Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,157 sq.ft.	Age:	2012 (13 yrs old)
Beds:	6	Baths:	5 full / 1 half
Garage:	220 Volt Wiring, In Garage Electric Vehicle Charging Station(s), Quad or More		
Lot Size:	0.45 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Gazebo, Landscaped, Private, S		

Heating: Boiler, In Floor, Natural Gas, Zoned

Floors: Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Elevator, High Ceilings, Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: fire suppression system security system/panel, pantry refrigerator, outdoor sprinkler system

Welcome to this stunning family home, located in the exclusive neighbourhood of Pump Hill. Rarely does an inner city lot of this size and seclusion become available, offering the utmost in privacy and security, while still being only minutes away from all amenities and many of Calgary's best schools. Located at the end of a quiet cul de sac, elegant wrought iron gates open onto the exquisitely landscaped yard fully enveloped by beautiful mature trees and protective architectural tiers of limestone and greenery. The elegant home boasts almost 5000 square feet of living space, 6 bedrooms, 6 baths, 2 dens, multiple separate living spaces, and a Cambridge elevator, making it ideal for large families, those with live-in staff, or multigenerational living. The heart of the home is the living room featuring 11 foot ceilings, a massive limestone fireplace, and vast windows that fill the home with an abundance of natural light, and showcase the beauty of the expansive and secluded back yard. The spacious kitchen featuring a grand island, is sure to be the center of many gatherings. Entertain to your heart's delight with the large dining area, that can easily accommodate a table for twelve. The main area also features a pantry, elevator, powder room and laundry room. The children's wing with spacious family room, is perfect for children to play and study. This wing has 4 bedrooms and three full baths. The layout allows for many options, including an ideal situation for a live in nanny or nurse. The opposite wing of the main level showcases the impressive primary bedroom, a peaceful retreat with two full walls of windows, incredible views and a spa-like ensuite. Beside the primary bedroom is one of the two large dens, which could also be used as an additional bedroom. A grand staircase leads down to the first floor. The beautiful double wooden doors at the front of the home lead

you into a grand foyer on the first level of the home. On one side of the foyer is a large den/home office. Tucked behind the den is the sixth bedroom and a full bathroom. The other end of the foyer leads to the recreation area. The games room is perfect for entertaining, spacious enough for a billiards table on one side and a ping pong game on the other. Adjacent, is a large media room, perfect for movie nights and staying in. Completing this level, is a large mudroom that opens into the four car heated garage that is equipped with three electric vehicle stations. Have peace of mind knowing the property has an extensive security system, a massive generator, and a fire suppression system. This home sits on one of the largest lots in this coveted neighbourhood, and the ideal location of the property offers an unparalleled level of privacy. The secluded and secure back yard backs onto green space, features immaculate gardens and architectural landscaping, a large patio, and a charming and inviting summer house. A property of this nature rarely comes to market.