



GRASSROOTS
REALTY GROUP

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215 Patton Court SW
Calgary, Alberta

MLS # A2234328



\$3,700,000

Division:	Pump Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,135 sq.ft.	Age:	2012 (13 yrs old)
Beds:	6	Baths:	5 full / 1 half
Garage:	220 Volt Wiring, Quad or More Attached		
Lot Size:	0.45 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden,		

Heating: Boiler, In Floor, Natural Gas, Zoned

Floors: Hardwood, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full, Walk-Out To Grade

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Outdoor generator, electric gate

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Tucked away at the end of a quiet cul-de-sac in one of Calgary's most exclusive neighbourhoods, this extraordinary estate offers nearly 5,000 square feet of refined living space on one of the largest and most private inner-city lots available. Rarely do properties of this scale and seclusion come to market—where lush landscaping, mature trees, and architectural tiers of limestone create a truly private sanctuary, all just minutes from top-rated schools, shopping, and city amenities. A set of elegant wrought iron gates opens onto the meticulously manicured grounds, offering complete privacy and security. Designed for multigenerational families, large households, or those with live-in support, the home features 6 bedrooms, 6 bathrooms, 2 spacious dens, and a Cambridge elevator that connects all levels. At the heart of the home, the grand living room impresses with soaring 11-foot ceilings, a dramatic limestone fireplace, and oversized windows that flood the space with natural light while framing serene views of the expansive backyard. The chef's kitchen is both elegant and functional, anchored by a statement island and open to a generous dining space that easily accommodates 12 guests—perfect for entertaining on any scale. One wing of the main level is devoted to children or guests, offering a large family lounge, 4 well-sized bedrooms, and 3 full bathrooms. The layout is ideal for growing families or live-in care. On the opposite wing, the private primary suite offers a serene retreat with full-height windows overlooking the grounds, a spa-inspired ensuite, and a large walk-in closet. Nearby is a den that can function as an office, library, or additional bedroom. Downstairs, a formal foyer with custom double wood doors sets a warm tone on the lower level. This level includes a spacious home office, a sixth bedroom with full bath, and an expansive

recreation area complete with a games room and a media room. A large mudroom leads directly to the heated four-car garage, which features three EV charging stations for added convenience. Additional highlights include an advanced security system, full property generator, fire suppression system, and thoughtful accessibility features throughout. The backyard is a private oasis backing onto green space—professionally landscaped with mature gardens, a stone patio for outdoor entertaining, and a charming summer house perfect for relaxing or hosting. This once-in-a-generation offering combines timeless elegance, modern comfort, and unparalleled privacy in one of Calgary’s most desirable neighbourhoods.