



GRASSROOTS
REALTY GROUP

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105 Patton Court SW
Calgary, Alberta

MLS # A2248349



\$1,449,999

Division:	Pump Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,384 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Driveway, Driveway, Triple Garage Attached		
Lot Size:	0.31 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: Pool table, Hot tub(as is), built-in gas bbq (as is)

Welcome to this rare opportunity in one of Calgary's most coveted communities. Featuring over 6,000 sq. ft. of living space, this grand estate sits on a .31 acre lot, backing directly onto a park with neighbours only on one side. A drive-through driveway enhances both the estate presence and everyday convenience. Inside, soaring ceilings, a grand staircase, and an expansive layout provide an incredible canvas for a full renovation or modernization. While the home is awaiting your personal touch and updates, the scale, layout, and location provide the perfect foundation to create your dream residence. A true gem in Pump Hill with extraordinary potential. This is a must see!