



**121 Patton Court SW**  
**Calgary, Alberta**

**MLS # A2132734**



**\$1,850,000**

<b>Division:</b>	Pump Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,327 sq.ft.	<b>Age:</b>	1991 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.41 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Low Maintenance Landscape, Irregular Lot, Landscap		

<b>Heating:</b>	Boiler, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Granite	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-C1L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)

**Inclusions:** n/a

Nestled at the end of one of Calgary most coveted cul-de-sacs, exclusive Patton Court in highly desirable Pump Hill, situated on a private 18,030 +/- sq. ft lot awaits a meticulous, executive family home featuring over 6,410 sq. ft of lavishly designed living space on 3 levels. As you enter the grand foyer, you will be awestruck with the finely crafted details such as high ceilings, large closets on each side and granite over concrete flooring which leads into an opulent formal living room highlighted by a coffered ceiling with custom lighting and sides onto an open courtyard. Living room is flanked with 2 home offices with custom build in storage, separated by a library area with a 2 piece bath. The ample dining area overlooks the living areas and is illuminated by skylights and provides access into the recently updated chefs kitchen complete with high end stainless steel appliances, granite counters plus a gorgeous Agate island adorned by pendulum lighting and sides onto a gracious nook area overlooking the grand deck and outdoor entertaining area. The large family room features a gas fireplace with custom built-in cabinetry and provides access into a sun room with a 2 piece bath and discreet access to a private balcony. The upper level is home to 3 generous bedrooms including the master suite with a sitting area, oversized walk-in closet with custom storage, updated 5 piece ensuite showcasing dual sinks encased in granite and custom cabinetry, oval soaker tub & separate glass shower with slider bar & rain shower head. 2 additional bedrooms each with their own recently updated ensuites, bedroom 2 with a walk-in closet. The comfortable loft area provides access to a private, expansive rooftop patio. The fully developed lower level boasts a large recreation room, media area, 4th bedroom with an updated 3 piece bath plus a den (which could be used as a 5th bedroom).

Additionally, there is a large storage room plus crawl space storage. The double attached garage provides direct access into the lower level and mud room area. Beyond the grandeur of the interiors, this spectacular estate home has been professionally landscaped, featuring underground sprinklers, an expansive deck with dedicated BBQ space and built-in plant box retaining walls, all harmoniously creating an outdoor oasis that is perfect for entertaining guests or unwinding in comfort and style. Additional features include &ndash; recent update of \$150k including updated kitchen plus 3 upper baths, 3 newer furnaces plus boiler and new hot water tank. Located in the heart of SW Calgary, this home is in close proximity to excellent schools, shopping centers, and offers easy access to miles of picturesque walking and biking paths surrounding the Glenmore Reservoir. This residence truly encompasses the essence of comfortable family living, combined with an abundance of space and elegant touches throughout. Don't miss this incredible opportunity to make this your dream home!