



**36 Patina Hill SW**  
**Calgary, Alberta**

**MLS # A2134429**



**\$2,400,000**

<b>Division:</b>	Patterson		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	5,081 sq.ft.	<b>Age:</b>	1994 (30 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	6
<b>Garage:</b>	Driveway, Triple Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Private, Rectangular Lot, Views		

<b>Heating:</b>	Boiler, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat, Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Sauna		

**Inclusions:** basement washer/dryer, electric stove, dishwasher, compactor

Introducing 36 Patina Hill SW, a stunning single-family home located in the prestigious community of Patterson. Spanning almost 8000 sq/ft of living space, this home offers an abundance of room for all your needs. This luxurious masterpiece boasts 5 spacious bedrooms, 4 of which accompanied by their own ensuite bathroom, ensuring comfort and privacy for everyone in the family. With an additional 2 bathrooms, convenience is at its finest. Step inside and be captivated by the grandeur of this home. Marvel at the breathtaking city views that can be enjoyed from various vantage points throughout the property. As you enter, you will be greeted by a striking stone tile entryway, setting the tone for the refined aesthetic that awaits you beyond the doors. Attention to detail is evident, with crown moldings, custom staircase railings, and a large central octagon skylight that floods the home with natural light. The cathedral ceilings add an extra touch of elegance, creating a sense of openness in the heart of the home. The recently refinished hardwood floors on the main level exude timeless beauty. While the 3 fireplaces throughout the home create a cozy ambiance. Notably, the living room and study feature a 4th fireplace that is double-sided, adding a touch of sophistication to these spaces. One of the highlights is undoubtedly the indoor swimming pool, perfect for year-round relaxation and fitness. Adjacent to the pool is a rejuvenating sauna, providing a tranquil escape from the everyday hustle and bustle. The finished walkout basement offers an illegal suite with endless possibilities, whether it be for accommodating extended family or creating a versatile space for entertainment with the large wet bar area. The in-floor heat in the basement ensures comfort during colder months.

The heated triple car garage ensures your vehicles are kept in pristine condition throughout the seasons. This exceptional home offers an unparalleled combination of luxury, functionality, and style. Don't miss the opportunity to make it your own and embrace a lifestyle of refined living. Schedule your private tour today!