



THE
A-TEAM

**RE/MAX
FIRST**

121 PATTON Court, Calgary T2V 5G3

MLS®#: **A2132734** Area: **Pump Hill** Listing Date: **05/31/24** List Price: **\$1,850,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1991**
Lot Information
 Lot Sz Ar: **18,029 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **4,327**
 Low Sqft:
 Ttl Sqft: **4,327**

DOM

28
Layout
 Beds: **4 (3 1)**
 Baths: **5.0 (4 2)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Low Maintenance Landscape,Irregular Lot,Landscaped,Pie Shaped Lot,Private,Treed**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Clay Tile**
 Heating: **Boiler,Forced Air**
 Sewer:
 Ext Feat: **Balcony,Private Entrance,Private Yard**

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Granite**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Microwave,Oven-Built-In,Refrigerator,Trash Compactor,Washer,Water Softener,Window Coverings**
 Int Feat: **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)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	22`5" x 14`5"	Kitchen	Main	16`6" x 13`6"
Breakfast Nook	Main	10`0" x 9`5"	Dining Room	Main	15`5" x 12`0"
Living Room	Main	22`3" x 14`9"	Family Room	Main	21`5" x 12`9"
Office	Main	14`0" x 13`3"	Office	Main	13`3" x 8`6"

Sunroom/Solarium	Main	9`0" x 7`11"	Loft	Upper	14`4" x 9`6"
Laundry	Upper	7`7" x 4`4"	Bedroom - Primary	Upper	25`0" x 14`0"
Bedroom	Upper	13`4" x 13`0"	Bedroom	Upper	13`4" x 11`0"
Game Room	Basement	22`3" x 13`0"	Media Room	Basement	22`3" x 14`2"
Den	Basement	12`8" x 10`4"	Atrium	Basement	13`4" x 9`4"
Bedroom	Basement	13`10" x 10`5"	Furnace/Utility Room	Basement	13`4" x 7`1"
2pc Bathroom	Main		2pc Bathroom	Main	
3pc Bathroom	Basement		4pc Ensuite bath	Upper	
3pc Ensuite bath	Upper		5pc Ensuite bath	Upper	

Legal/Tax/Financial

Title: Fee Simple
 Zoning: R-C1L
 Legal Desc: 8810962

Remarks

Pub Rmks: **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 - 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!**

Inclusions: n/a
 Property Listed By: RE/MAX Real Estate (Central)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









