



THE
A-TEAM

**RE/MAX
FIRST**

36 PATINA Hill, Calgary T3H 2C7

MLS®#: **A2134429**

Area: **Patterson**

Listing Date: **05/28/24**

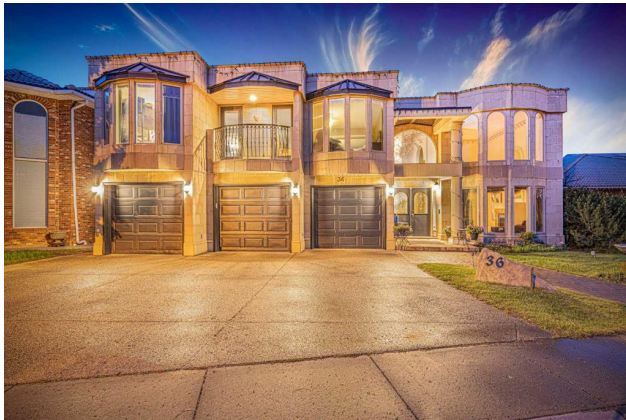
List Price: **\$2,400,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1994**

Lot Information

Lot Sz Ar: **10,010 sqft**
Lot Shape:

Access:

Lot Feat: **Private,Rectangular Lot,Views**
Park Feat: **Driveway,Triple Garage Attached**

DOM

31
Layout
Beds: **5 (4 1)**
Baths: **6.0 (6 0)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Utilities and Features

Roof: **Flat,Tar/Gravel**
Heating: **Boiler,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Private Yard**

Construction: **Concrete,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Built-In Gas Range,Dishwasher,Garburator,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Sauna**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`0" x 14`7"
Dining Room	Main	14`3" x 16`10"
Living Room	Main	16`8" x 19`3"
3pc Bathroom	Main	
Laundry	Main	13`0" x 9`3"
Walk-In Closet	Main	9`4" x 10`3"
6pc Bathroom	Second	

Room	Level	Dimensions
Breakfast Nook	Main	15`5" x 12`9"
Family Room	Main	12`2" x 21`3"
Great Room	Suite	23`8" x 40`3"
Foyer	Main	7`3" x 14`10"
Mud Room	Main	5`11" x 10`10"
Bedroom - Primary	Second	17`2" x 33`0"
Walk-In Closet	Second	13`9" x 7`6"

Bedroom	Second	16`11" x 18`3"	3pc Ensuite bath	Second	
Bedroom	Second	14`4" x 30`1"	3pc Ensuite bath	Second	
Bedroom	Second	14`5" x 24`3"	3pc Ensuite bath	Second	
Walk-In Closet	Second	6`11" x 9`11"	Nursery	Second	10`9" x 7`6"
Kitchen	Basement	13`7" x 13`0"	Other	Basement	10`0" x 6`6"
Bedroom	Basement	24`0" x 14`8"	Laundry	Basement	8`8" x 10`6"
Hobby Room	Basement	37`3" x 27`2"	3pc Bathroom	Basement	
Game Room	Basement	50`7" x 29`2"	Storage	Basement	4`5" x 4`0"
Storage	Basement	9`3" x 8`3"	Furnace/Utility Room	Basement	11`4" x 8`3"
Sauna	Basement				

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **DC (pre 1P2007)**
 Legal Desc: **8810943**

Remarks

Pub Rmks: **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!**

Inclusions: **basement washer/dryer, electic stove, dishwasher, compactor**
 Property Listed By: **Royal LePage Benchmark**

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

