

\$1,750,000 - 121 Patton Court Sw, Calgary

MLS® #A2132734

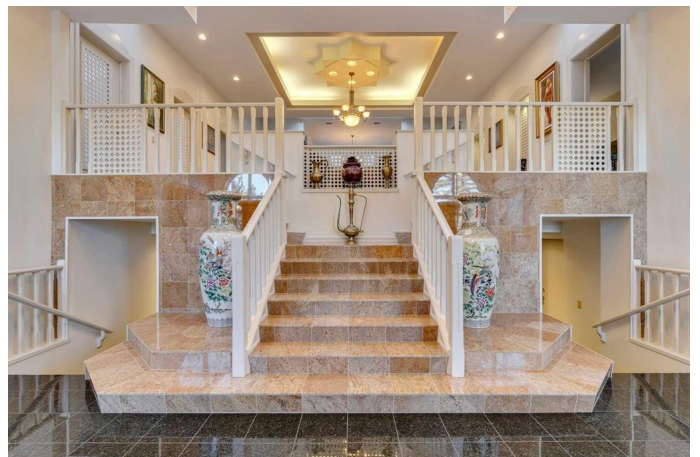
\$1,750,000

4 Bedroom, 6.00 Bathroom, 4,327 sqft

Residential on 0.41 Acres

Pump Hill, Calgary, Alberta

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!

Built in 1991

Essential Information

MLS® #	A2132734
Price	\$1,750,000
Sold Price	\$1,625,000
Bedrooms	4

Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	4,327
Acres	0.41
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	121 Patton Court Sw
Subdivision	Pump Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 5G3

Amenities

Parking Spaces	6
Parking	Double Garage Attached

Interior

Interior 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)
Appliances	Dishwasher, Dryer, Electric Cooktop, Microwave, Oven-Built-In, Refrigerator, Trash Compactor, Washer, Water Softener, Window Coverings
Heating	Boiler, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Low Maintenance Landscape, Irregular Lot, Landscaped, Pie Shaped Lot, Private, Treed
Roof	Clay Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 31st, 2024
Date Sold	August 15th, 2024
Days on Market	76
Zoning	R-C1L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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