



# 121 Patton Court Calgary Alberta

\$1,850,000

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)....

Recreational, Games room 22.25 Ft x 13.00 Ft  
 Media 22.25 Ft x 14.17 Ft  
 Den 12.67 Ft x 10.33 Ft  
 Other 13.33 Ft x 9.33 Ft  
 Bedroom 13.83 Ft x 10.42 Ft  
 Furnace 13.33 Ft x 7.08 Ft

Dining room 15.42 Ft x 12.00 Ft  
 Living room 22.25 Ft x 14.75 Ft  
 Family room 21.42 Ft x 12.75 Ft  
 Office 14.00 Ft x 13.25 Ft  
 Office 13.25 Ft x 8.50 Ft  
 Sunroom 9.00 Ft x 7.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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RE/MAX Real Estate (Central)

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See

Mirror

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**3pc Bathroom** Measurements not available

**Foyer** 22.42 Ft x 14.42 Ft

**Kitchen** 16.50 Ft x 13.50 Ft

**Breakfast** 10.00 Ft x 9.42 Ft

**2pc Bathroom** Measurements not available

**2pc Bathroom** Measurements not available

**Loft** 14.33 Ft x 9.50 Ft