



36 Patina Hill Calgary Alberta

\$2,400,000

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 ...

Primary Bedroom 17.17 Ft x 33.00 Ft
 6pc Bathroom Measurements not available
 Other 13.75 Ft x 7.50 Ft
 Bedroom 16.92 Ft x 18.25 Ft
 3pc Bathroom Measurements not available
 Bedroom 14.33 Ft x 30.08 Ft
 3pc Bathroom Measurements not available

Other 10.75 Ft x 7.50 Ft
 Kitchen 13.58 Ft x 13.00 Ft
 Other 10.00 Ft x 6.50 Ft
 Bedroom 24.00 Ft x 14.67 Ft
 Laundry room 8.67 Ft x 10.50 Ft
 Other 37.25 Ft x 27.17 Ft
 3pc Bathroom Measurements not available

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
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Bedroom 14.42 Ft x 24.25 Ft

Recreational, Games room 50.58 Ft x 29.17 Ft

3pc Bathroom Measurements not available

Storage 4.42 Ft x 4.00 Ft

Other 6.92 Ft x 9.92 Ft