



## 215 Patton Court Calgary Alberta

\$4,000,000

Welcome to this stunning family home, located in the exclusive neighbourhood of Pump Hill. Rarely does an inner city lot of this size and seclusion become available, offering the utmost in privacy and security, while still being only minutes away from all amenities and many of Calgary's best schools. Located at the end of a quiet cul de sac, elegant wrought iron gates open onto the exquisitely landscaped yard fully enveloped by beautiful mature trees and protective architectural tiers of limestone and greenery. The elegant home boasts almost 5000 square feet of living space, 6 bedrooms, 6 baths, 2 dens, multiple separate living spaces, and a Cambridge elevator, making it ideal for large families, those with live-in staff, or multigenerational living. The heart of the home is the living room featuring 11 foot ceilings, a massive limestone fireplace, and vast windows that fill the home with an abundance of natural light, and showcase the beauty of the expansive and secluded back yard. The spacious kitchen featuring a grand island, is sure to be the center of many gatherings. Entertain to your heart's delight with the large dining area, that can easily accommodate a table for twelve. The main area also features a pantry, elevator, powder room and laundry room. The children's wing with spacious family room, is perfect for children to play and study. This wing has 4 bedrooms and three full baths. The layout allows for many options, including an ideal situation for a live in nanny or nurse. The opposite wing of the main level showcases the impressive primary bedroom, a peaceful retreat with two full walls of windows, incredible views and a spa-like ensuite. Beside the primary bedroom is one of the two large dens, which could also be used as an additional bedroom. A grand staircase leads down to the first floor. The beautiful double wooden doors at the front of the home ...

Den 22.08 Ft x 15.75 Ft

Family room 15.33 Ft x 14.75 Ft

Recreational, Games room 23.42 Ft x 14.75 Ft

Other 6.25 Ft x 2.17 Ft

Other 12.33 Ft x 7.42 Ft

Furnace 15.17 Ft x 7.83 Ft

Pantry 6.92 Ft x 6.75 Ft

Great room 16.50 Ft x 15.92 Ft

Living room 18.33 Ft x 12.17 Ft

Den 10.92 Ft x 9.92 Ft

Laundry room 10.92 Ft x 9.92 Ft

Primary Bedroom 15.33 Ft x 13.42 Ft

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

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Bedroom 10.33 Ft x 10.33 Ft

3pc Bathroom 12.75 Ft x 5.92 Ft

Kitchen 17.33 Ft x 12.50 Ft

Dining room 15.33 Ft x 11.50 Ft

Bedroom 11.92 Ft x 9.92 Ft

Bedroom 12.17 Ft x 10.33 Ft

Bedroom 12.17 Ft x 10.33 Ft