



36 Patina Hill Calgary Alberta

\$3,000,000

High-end, dream home on a massive lot nestled amongst mature trees with a heated triple car garage, a walkout basement, an indoor pool and an elevated design! No expense was spared in the building of this stunning masterpiece with almost 8,000 sq. ft., of luxuriously finished space that includes 5 bedrooms, 6 bathrooms, 5 fireplaces, dramatic finishes, downtown views and an exemplary blend of indoor/outdoor living. Soaring cathedral ceilings, cascading lighting and beautiful craftsmanship provide a showstopping first impression upon entry. The spacious floor plan is centred around the elegant, curved staircase and takes full advantage of the exceptional views and abundance of natural light. Crown molding, full-height windows and a grand focal fireplace flanked by built-in benches come together to create a welcoming living room that links to the formal dining room, perfect for entertaining. The exquisite details are continued into the family room, encouraging relaxation in front of the gilded fireplace with a built-in wet bar for easy drink and snack refills. Culinary adventures are inspired in the gourmet kitchen featuring high-end appliances, a gas cooktop, granite countertops, a plethora of cabinetry and a centre island. Encased in windows the adjacent breakfast nook showcases endless views or head out to the expansive upper patio for barbeques and time spent unwinding while soaking it all up. Expertly designed to be a quietly tucked away workspace is the exquisite den with gorgeous built-ins, a marble fireplace, infinite views and access to the main floor bathroom. Ascend the glamorous curved and ornately decorated stairs to the upper level where 4 bedrooms all have their own private ensuites and massive closets! The primary bedroom is a lavish sanctuary complete with a sitting area that leads to a private balcony enticing peaceful morning coffees and evening b...

Kitchen 13.58 Ft x 12.50 Ft	Dining room 12.83 Ft x 16.83 Ft
Laundry room 6.75 Ft x 10.42 Ft	Kitchen 13.50 Ft x 14.83 Ft
Recreational, Games room 29.33 Ft x 27.17 Ft	Breakfast 15.33 Ft x 12.58 Ft
Other 51.25 Ft x 29.33 Ft	Family room 19.50 Ft x 36.08 Ft
Storage 9.25 Ft x 8.08 Ft	Den 16.67 Ft x 19.17 Ft
Furnace 11.00 Ft x 19.42 Ft	Laundry room 13.75 Ft x 9.25 Ft

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Bedroom 24.00 Ft x 14.67 Ft

3pc Bathroom .00 Ft x .00 Ft

Foyer 7.50 Ft x 5.83 Ft

Living room 13.75 Ft x 21.42 Ft

Storage 9.67 Ft x 6.42 Ft

3pc Bathroom .00 Ft x .00 Ft

Study 10.67 Ft x 7.50 Ft