

105 Patton Court SW  
Calgary, Alberta

MLS # A2248349



**\$1,699,900**

|           |                                            |        |                   |
|-----------|--------------------------------------------|--------|-------------------|
| Division: | Pump Hill                                  |        |                   |
| Type:     | Residential/House                          |        |                   |
| Style:    | 2 Storey                                   |        |                   |
| Size:     | 4,384 sq.ft.                               | Age:   | 1990 (35 yrs old) |
| Beds:     | 4                                          | Baths: | 3 full / 2 half   |
| Garage:   | Driveway, Driveway, Triple Garage Attached |        |                   |
| Lot Size: | 0.31 Acre                                  |        |                   |
| Lot Feat: | Backs on to Park/Green Space               |        |                   |

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Tile

**Roof:** Clay Tile

**Basement:** Full, Partially Finished

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** High Ceilings

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** Pool table, Hot tub(as is), built-in gas bbq (as is)

Welcome to this rare opportunity in one of Calgary's most coveted communities. Featuring over 6,000 sq. ft. of living space, this grand estate sits on a .31 acre lot, backing directly onto a park with neighbours only on one side. A drive-through driveway enhances both the estate presence and everyday convenience. Inside, soaring ceilings, a grand staircase, and an expansive layout provide an incredible canvas for a full renovation or modernization. While the home is awaiting your personal touch and updates, the scale, layout, and location provide the perfect foundation to create your dream residence. A true gem in Pump Hill with extraordinary potential. This is a must see!