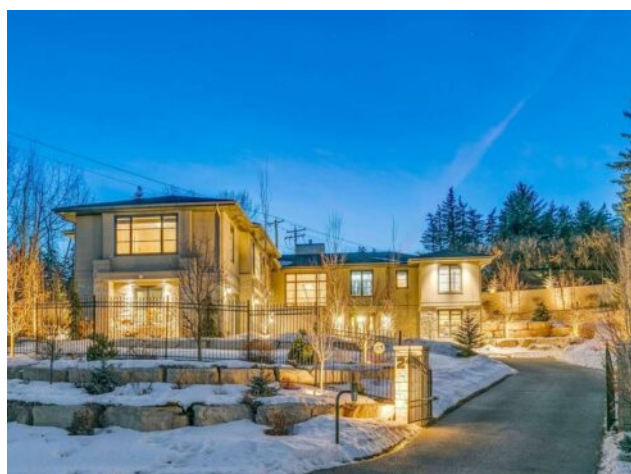


215 Patton Court SW
Calgary, Alberta

MLS # A2280901



\$3,150,000

Division:	Pump Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,143 sq.ft.	Age:	2012 (14 yrs old)
Beds:	6	Baths:	5 full / 1 half
Garage:	220 Volt Wiring, Driveway, Electric Gate, Front Drive, In Garage Electric Vehicle Charging Station		
Lot Size:	0.45 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, Pie Shaped Lot		

Heating:	Boiler, In Floor	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bidet, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Elevator, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Refrigerator x 2, warming drawer, outdoor back up generator, gazebo, electric gate, billiard table and accessories, media room TV and components.

Discreetly positioned at the end of a quiet cul-de-sac in the prestigious enclave of Pump Hill, this remarkable inner-city estate presents an exceptional offering defined by scale, privacy & architectural refinement. Known for its estate sized lots, mature tree canopy & enduring prestige, Pump Hill remains one of Calgary's most distinguished residential communities. Set behind elegant wrought-iron gates, the residence unfolds across an expansive 19,580 sq. ft. lot, surrounded by manicured gardens, mature trees & tiered limestone landscaping - creating a serene, resort-like setting rarely found within the inner city. Spanning nearly 5,000 sq. ft of impeccably designed living space, the home is curated for refined daily living & sophisticated entertaining. A Cambridge elevator discreetly connects all levels, while 6 bedrooms, 6 bathrooms, 2 spacious dens & multiple living areas provide exceptional comfort & flexibility. At the heart of the home, the grand living room commands attention with 11-foot ceilings, a striking limestone fireplace & expansive windows that bathe the space in natural light while framing tranquil views of the private grounds. The chef's kitchen is both elegant & highly functional, featuring a substantial statement island, premium finishes & generous workspace designed to accommodate everything from family meals to large-scale entertaining. Flowing seamlessly from the kitchen, the formal dining area is ideally proportioned to host gatherings with ease, offering a refined setting for dinner parties. The main level is further enhanced by a powder room & laundry area. One wing of the home offers a private family retreat, complete with a generous lounge, 4 well-appointed bedrooms, and 3 beautiful full bathrooms. The opposite wing is devoted to the primary suite, a serene sanctuary featuring walls of windows, a spa-inspired ensuite & a spacious walk-in closet. A

nearby den provides the ideal setting for a private office, library, or additional bedroom. A grand staircase descends to the lower level, where custom double wood doors open into an elegant foyer. This level continues the home's elevated lifestyle with a spacious home office, a 6 bedroom with full bath & an expansive recreation & entertainment area. The games room offers generous proportions for billiards, while the adjacent media room creates a refined cinematic experience. A large mudroom provides direct access to the heated 4-car garage, equipped with 3 EV charging stations. The estate is further enhanced by an advanced security system, full-property generator, fire suppression system & thoughtfully integrated accessibility features. Outdoors, the secluded backyard backs onto green space & is beautifully landscaped with architectural stonework, an expansive patio for alfresco entertaining & a charming summer house. An estate of this caliber, privacy & distinction is rarely available in Pump Hill - offering timeless luxury in one of Calgary's most established & prestigious neighbourhoods.