

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!