



9915 Patton Road Calgary Alberta

\$1,375,000

Stepping into this beautifully renovated two story you can't help but feel at home! Designed for enjoying time with family and friends, there are many thoughtful features throughout 9915 Patton Road SW that make it a must see! Throughout the 4189 sqft of living space you'll find the main floor features beautiful oak hardwood floorings and offers you formal living and dining rooms, a family room with a cozy gas fireplace adjacent to the kitchen with a central island, a breakfast nook and year round sunroom/sitting area with in-floor heating and access to your west facing backyard. The kitchen is a chef dream with granite counters, stainless appliances, plenty of cabinets, and a built in pantry. The main floor office just off the kitchen also has views of the gorgeous backyard and privacy windows to provide plenty of natural light while working. There is a convenient 2 piece bath, laundry room and mud room to complete this level. Upstairs you will find 3 generous sized bedrooms, one being the spacious primary bedroom with plenty of closet space, and a 5 piece ensuite. Along with the other 2 bedrooms there is the 4 piece main bath on this floor. The basement has been completed with a media area with 4K projector, games room, 4th bedroom and a 3 piece bath, plus additional storage space. There is potential to add a 5th bedroom with some redevelopment. A favourite feature of the house is located above the double attached garage where there is a workshop perfect for the home carpenter keeping the mess out of the rest of the house - but it could also easily be used as a hobby room, teen lounge, man cave or a second home office! Your low maintenance west facing backyard is truly a sanctuary with a large patio area, healthy trees and raised garden beds it is perfect for entertaining and relaxing. Other updates in the home include central air conditioning, Hardy board ...

Media 12.00 Ft x 10.00 Ft

Recreational, Games room 24.00 Ft x 17.00 Ft

Bedroom 14.00 Ft x 12.00 Ft

3pc Bathroom .00 Ft x .00 Ft

Living room 16.92 Ft x 12.92 Ft

Dining room 12.92 Ft x 11.50 Ft

Sunroom 15.42 Ft x 11.42 Ft

2pc Bathroom .00 Ft x .00 Ft

Laundry room .00 Ft x .00 Ft

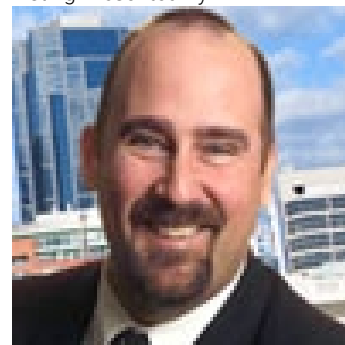
Primary Bedroom 15.50 Ft x 15.08 Ft

5pc Bathroom .00 Ft x .00 Ft

Bedroom 13.42 Ft x 11.42 Ft

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Listing Presented By:



Originally Listed by:
RE/MAX First

RE/MAX Realty Professionals

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Office	11.92 Ft x 11.42 Ft	Bedroom	13.08 Ft x 10.83 Ft
Kitchen	13.92 Ft x 9.92 Ft	4pc Bathroom	.00 Ft x .00 Ft
Breakfast	5.00 Ft x 5.00 Ft	Workshop	20.92 Ft x 19.42 Ft
Family room	15.92 Ft x 13.42 Ft		