



# 9948 Patton Road Calgary Alberta

\$1,650,000

Welcome to 9948 Patton Road SW, a beautifully maintained bungalow located in the prestigious Pump Hill community. Situated on a private oversized lot of over 10,000 sq ft, this exceptional home offers approximately 3,705 sq ft of developed living space, providing the perfect balance of comfort, space, and privacy. Thoughtfully designed, the home features 5 spacious bedrooms and 3 full bathrooms, making it ideal for families of all sizes. The main level offers a warm and inviting living area complete with a cozy fireplace, large picture windows, and quality finishes throughout. The open dining area flows seamlessly into a well-appointed kitchen with ample cabinetry and views of the beautifully landscaped backyard. Step outside to enjoy a professionally landscaped property featuring mature evergreen trees, controlled landscape lighting, underground sprinklers, lush gardens, and multiple garden sheds -- creating a private outdoor oasis that perfectly blends function and charm. The fully developed basement expands the living space with a large recreation room, additional bedrooms, and a bathroom with a steam room, making it ideal for guests or extended family living. Additional highlights include:

- o Classic bungalow design with excellent flow
- o Fireplaces in the family room, living room, and lower level
- o Double attached garage with direct access to both main and lower level
- o Updated mechanical systems including Lennox A/C and furnace (2022)
- o Central vacuum system and water softener
- o High-quality roof and Wrought-Iron security door
- o EV rough-in in the garage

The generous lot also offers potential for future expansion, adding even more value to this exceptional property. Conveniently located close to top-rated schools, Rockyview General Hospital, Glenmore Landing, Heritage Park, Glenmore Reservoir, Southland Leisure Centre, major transit routes, and MAX Bus Rapid Transit, thi...

Listing Presented By:



Originally Listed by:  
Real Broker

### RE/MAX Realty Professionals

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3pc Bathroom 8.58 Ft x 11.42 Ft

Bedroom 14.83 Ft x 10.67 Ft

Storage 24.50 Ft x 17.25 Ft

Bedroom 8.58 Ft x 12.75 Ft

Recreational, Games room 18.67 Ft x 22.50 Ft

Family room 15.25 Ft x 18.08 Ft

Kitchen 8.75 Ft x 11.00 Ft

Living room 16.92 Ft x 17.17 Ft

4pc Bathroom 12.00 Ft x 7.33 Ft

Bedroom 10.92 Ft x 10.17 Ft

Other 10.50 Ft x 14.08 Ft

4pc Bathroom 11.67 Ft x 7.83 Ft

Bedroom 10.92 Ft x 9.92 Ft

Breakfast 10.25 Ft x 11.00 Ft

Dining room 14.00 Ft x 12.42 Ft

Foyer 13.00 Ft x 10.25 Ft

Laundry room 6.25 Ft x 9.67 Ft

Primary Bedroom 13.67 Ft x 20.33 Ft