



9956 Patton Road Calgary Alberta

\$1,325,000

Welcome to Pump Hill--where you'll quickly forget you're in the city! Tucked away on a quiet, peaceful street, this beautifully maintained home offers that increasingly rare combination of space, privacy and an exceptional setting. Step inside to a sweeping staircase, vaulted ceilings, skylights and an abundance of natural light. With 5 bedrooms + den and 4 bathrooms, there's room for everyone...and then some! The main floor is designed for casual everyday living and/or entertaining, with rich hardwood floors, a gracious living room, a formal dining area and a central family room with a cozy gas fireplace. A convenient office/den and a useful mudroom/laundry room add function to exactly where you need it. The kitchen? This is where everyone will gather, of course! Custom cherry cabinetry, granite countertops, high-end appliances, a generous eating bar and a wine fridge make this space as functional as it is inviting. Upstairs, the primary suite is a true retreat, with a large walk-in closet, a beautiful 5-piece ensuite with a deep soaker tub and glass shower, plus a private balcony overlooking the gorgeous backyard! Morning coffee or a glass of wine under the stars? Your choice. A bright loft with skylights adds another flexible space for a home office, reading area or simply a place to hang out. The finished lower level offers a large rec room, 4th and 5th bedrooms (with a non-egress window), a full bathroom and a work/hobby room. Two separate garage-to-house entrances provide added flexibility for teenagers or a nanny. Now, come out back--because this is where the property really shines! The beautifully landscaped backyard is exceptionally private and peaceful...a true escape for gardening, entertaining, family time, or simply doing absolutely nothing. Add a triple garage, RV/additional parking and in-ground sprinklers, and you've checked off your whole wish list...

Recreational, Games room 26.00 Ft x 14.08 Ft

Den 10.92 Ft x 6.33 Ft

Bedroom 13.92 Ft x 10.42 Ft

Bedroom 12.17 Ft x 12.75 Ft

Workshop 11.92 Ft x 12.58 Ft

Furnace 8.25 Ft x 7.67 Ft

Dining room 13.83 Ft x 10.92 Ft

Office 10.08 Ft x 12.42 Ft

Laundry room 11.92 Ft x 9.92 Ft

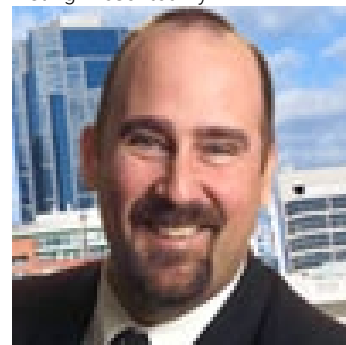
3pc Bathroom 5.25 Ft x 7.58 Ft

Primary Bedroom 18.08 Ft x 20.08 Ft

Bedroom 12.00 Ft x 10.83 Ft

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Listing Presented By:



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3pc Bathroom 7.67 Ft x 5.08 Ft
Other 17.58 Ft x 13.00 Ft
Family room 18.67 Ft x 14.67 Ft
Living room 11.42 Ft x 14.92 Ft

Bedroom 11.58 Ft x 11.08 Ft
Loft 9.50 Ft x 14.42 Ft
5pc Bathroom 13.42 Ft x 8.67 Ft