



**9948 Patton Road SW  
Calgary, Alberta**

**MLS # A2290556**



**\$1,450,888**

<b>Division:</b>	Pump Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,925 sq.ft.	<b>Age:</b>	1985 (41 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Ma		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Central Vacuum, Chandelier, Pantry, Quartz Counters, Steam Room, Storage, Walk-In Closet(s)		

**Inclusions:** 9 Shelving units in the storage in the basement, extra matching floor tiles for foyer and one of the bedroom, pool table in the basement, and two sheds at the backyard (worth \$20,000)

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:

- Classic bungalow design with excellent flow
- Fireplaces in the family room, living room, and lower level
- Double attached garage with direct access to both main and lower levels
- Updated mechanical systems including Lennox A/C and furnace (2022)
- Central vacuum system and water softener
- High-quality roof, Wrought-Iron fences and security doors (worth 80k)
- 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, this home provides the perfect combination of peaceful suburban living and excellent city accessibility. This is a rare opportunity to own a well-cared-for home in one of Calgary's most desirable neighborhoods.