



GRASSROOTS

REALTY GROUP

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**9915 Patton Road SW
Calgary, Alberta**

MLS # A2306119



\$1,449,000

Division:	Pump Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,001 sq.ft.	Age:	1986 (40 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Low Maintenance La		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: garage door opener and 2 remotes, all window coverings, 4k projector

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

siding, and a new roof in 2024. This amazing family home is located in a quiet low traffic area in one of Calgary's most desirable communities, Pump Hill. With great access to major thoroughfares, schools and shopping nearby, not to mention the Glenmore Reservoir is just next door with it's walking trails and bike paths, this home offers an incredible lifestyle for great value. Call today to view!