



**9948 Patton Road SW
Calgary, Alberta**

MLS # A2325843



\$1,500,000

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

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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)

THIS PROPERTY OFFERS OUTSTANDING FUTURE EXPANSION OR REDEVELOPMENT POTENTIAL! Welcome to 9948 Patton Road SW, a rare opportunity to own an exceptional property in one of Calgary's most prestigious and established communities, Pump Hill. Nestled on a quiet street and situated on an expansive 10,000+ sq. ft. private lot, this property is ideal for families, renovators, builders, or investors looking to secure a premium location with exceptional long-term potential. Surrounded by mature trees and distinguished estate homes, the property offers approximately 3,705 sq. ft. of developed living space, providing immediate comfort while presenting endless possibilities to renovate, expand, or build your dream home. Whether you choose to enjoy the home as it is, modernize it over time, or create a custom luxury residence, the opportunities are truly exceptional. Designed for comfortable family living, the home features 5 spacious bedrooms and 3 full bathrooms. The welcoming main floor offers generous living and entertaining spaces with a cozy fireplace, while the dining area flows seamlessly into a well-appointed kitchen with abundant cabinetry and tranquil views of the beautifully landscaped backyard. Step outside into your own private retreat where professionally landscaped grounds feature mature evergreens, lush gardens, underground sprinklers, controlled landscape lighting, and multiple garden sheds. The oversized lot provides an incredible sense of privacy that is becoming increasingly rare in Calgary's luxury market while also offering exceptional potential for future additions or redevelopment. The fully developed basement further enhances the home's versatility with a spacious recreation room, additional bedrooms, and a steam room. Additional features include fireplaces in the living room, family room, and lower level, a double attached

garage with convenient access to both the main and lower levels, a Lennox high-efficiency furnace and central air conditioning (2022), central vacuum, water softener, premium roof, wrought-iron fencing, security doors with approximately \$80,000 in value, and an EV charging rough-in in the garage. One of this property's greatest advantages is its location. Pump Hill is renowned for its quiet streets, mature landscaping, oversized lots, and enduring prestige. Residents enjoy a peaceful setting while remaining just minutes from Rockyview General Hospital, Glenmore Landing, Heritage Park, South Glenmore Park and Reservoir, Southland Leisure Centre, excellent public and private schools, major roadways, and MAX Bus Rapid Transit. Whether you're looking for a move-in-ready home, a renovation project, or an exceptional lot to build your forever home, 9948 Patton Road SW presents an opportunity that rarely becomes available in one of Calgary's most desirable luxury communities.