



GRASSROOTS
REALTY GROUP

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9956 Patton Road SW
Calgary, Alberta

MLS # A2346775



\$1,325,000

Division:	Pump Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,398 sq.ft.	Age:	1985 (41 yrs old)
Beds:	5	Baths:	4
Garage:	Concrete Driveway, Driveway, Garage Door Opener, Garage Faces Front, Pa		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Rectangular Lot, Treed, Underground S		

Heating: Forced Air, Natural Gas, See Remarks

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C1

Utilities: -

Features: Bookcases, Ceiling Fan(s), Central Vacuum, French Door, High Ceilings, Jetted Tub, No Smoking Home, Recessed Lighting, See Remarks, Separate Entrance, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Alarm system (no monitoring), two (2) central vacuum systems (one in the main house and one in the garage) and attachments, built-in speakers in family room, 2 grey pegboards in garage, Ikea wall unit in basement.

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! All of these are just minutes from Glenmore Landing, the JCC, Heritage Park, Rockyview Hospital, Glenmore Reservoir, an extensive network of walking and cycling pathways, shopping, numerous schools, and transit. This is one of those homes where the setting is every bit as special as the house itself. Come experience it in person—and be sure to watch the video tour! I think you'll understand exactly what makes this one so special. What more could you dream of?