

# \$1,775,000 - 9932 Patton Road Sw, Calgary

MLS® #A2226061

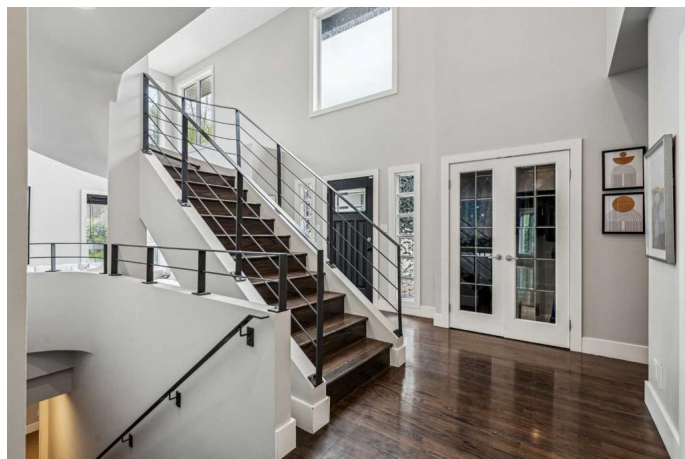
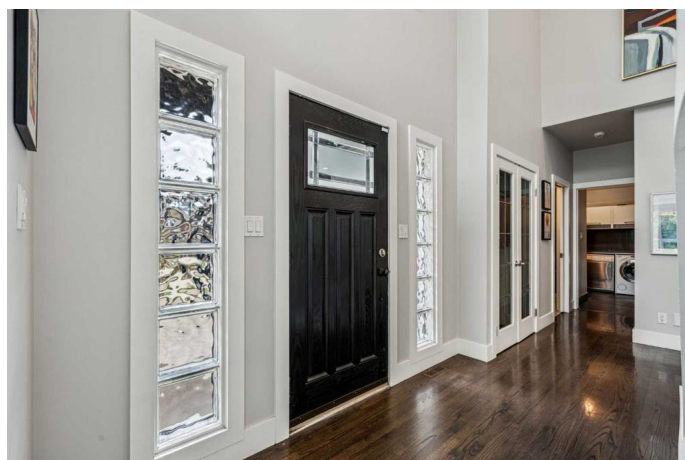
**\$1,775,000**

4 Bedroom, 4.00 Bathroom, 2,987 sqft

Residential on 0.25 Acres

Pump Hill, Calgary, Alberta

Refined Elegance in a phenomenal location!! Step into timeless design and unmatched craftsmanship in this exquisite 3+1 bedroom, 2,987 Sf home nestled on a 0.25-acre lot in the prestigious community of Pump Hill. Meticulously updated and thoughtfully planned, this two-storey residence strikes the perfect balance between luxury and livability. From the moment you enter, the dramatic central staircase sets the tone. An architectural centerpiece framed by soaring ceilings and rich wood detailing. Floor-to-ceiling windows flood the living spaces with natural light, while the functional layout invites effortless flow from room to room. The heart of the home is a dream kitchen that is anchored by a striking Calacatta marble island and features sleek high-gloss cabinetry, top-tier appliances, and a sunlit breakfast nook that overlooks the large backyard and park-like setting. Entertain in style in the formal dining room, unwind by the fireplace in the sunken family room, or retreat to the main-floor office with custom built-ins. Upstairs you will find the primary suite which is a sanctuary of calm, complete with a spacious walk-in closet and spa-inspired ensuite adorned with Travertine tile and Caesarstone finishes. Two oversized additional bedrooms complete this space. The fully developed lower level expands your living space with a cozy media area, a generous rec room, custom wine cellar, and an additional guest bedroom! Outdoors, a beautifully landscaped southwest-facing yard awaitsâ€”complete with



an expansive deck (28'x27'), gazebo, and hot tub for year-round enjoyment. Additional highlights include an over-sized attached garage, built-in speakers, marble floors, and smart organization systems. Backing onto greenspace and just minutes from Rockyview Hospital, top schools, parks, new ring road access and the Glenmore Reservoir, this home offers the lifestyle youâ€™ve been waiting for!!

Built in 1990

### Essential Information

MLS® #	A2226061
Price	\$1,775,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,987
Acres	0.25
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	9932 Patton Road Sw
Subdivision	Pump Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 5G2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Oversized

# of Garages 2

## Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air, Partial

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Irregular Lot, Landscaped, Many Trees

Roof Clay Tile

Construction Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed May 30th, 2025

Days on Market 25

Zoning R-CG

## Listing Details

Listing Office RE/MAX First

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