# $1,686,888 - 9948 Patton Road Sw, Calgary

MLS® #A2243640

**$1,686,888**

5 Bedroom, 3.00 Bathroom, 1,925 sqft
Residential on 0.24 Acres

Pump Hill, Calgary, Alberta

Welcome to 9948 Patton Road SW, a beautifully maintained bungalow nestled in the prestigious Pump Hill community with a total living space of 3,705.21 sq ft. Situated on a private oversize lot of 10,000+ sq. ft with exquisite landscaping and mature trees, this timeless home offers privacy, space, and elegant comfort both inside and out.

This charming residence features 5 spacious bedrooms and 3 full bathrooms, making it perfect for families of all sizes. The main level boasts an inviting living area with a cozy fireplace, large picture windows, and warm finishes throughout. The open dining space leads to a well-appointed kitchen with ample cabinetry and views of the beautifully manicured backyard.

Behind the grandeur of the interiors, this spectacular bungalow has been professionally landscaped, controlled landscape lighting under mature Evergreen Trees in the front of the house, sprinkler systems, stunning architecturally designed wrought-iron fencing and security doors, lush gardens, and multiple garden sheds, offering the perfect blend of function and charm. The fully developed basement includes a large recreation room, additional bedrooms, and a bathroom with Steam Room â€"ideal for guests or extended family.

Additional highlights include:
â€¢ Perennial landscaping and curb appeal
â€¢ Multiple outdoor seating areas
â€¢ Classic bungalow design with great flow
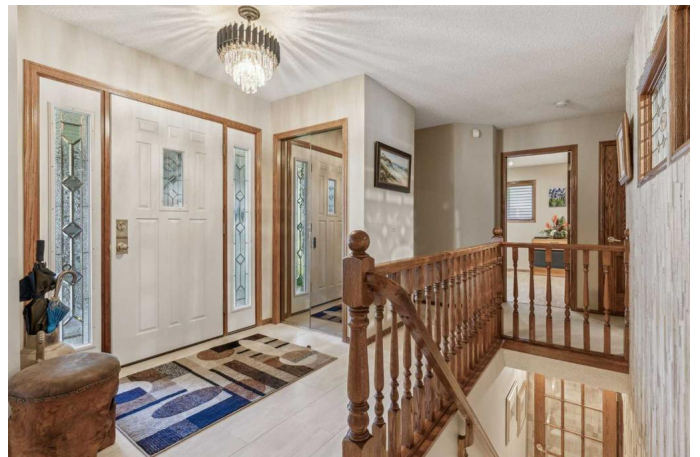
• Fireplace in family room, living room, and lower level

• Double Attached garage – with direct access to the main and lower level of the house

• Updated mechanicals

• Private and tranquil backyard oasis with natural gas BBQ at rear patio

Additional features include Lennox AC and Furnace (2021), Central Vacuum System, Water Softener, high quality Roof, home security features like Wrought-Iron doors in the front and in the backyard, EV rough-in in the garage. Expansion of this home is possible, given the location and the size of lot. Located close to top-rated schools, Rockyview General Hospital, Glenmore Landing, Heritage Park, Glenmore Reservoir, Southland Leisure Centre, Train stations, and special MAX (Bus Rapid Transit) bus lane, this home offers the ultimate balance of quiet suburban living and city convenience. Don't miss this opportunity to own a well-cared-for home in one of Calgary's most desirable neighborhoods!

Built in 1985

## Essential Information

| | |
|---|---|
| MLS® # | A2243640 |
| Price | $1,686,888 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,925 |
| Acres | 0.24 |
| Year Built | 1985 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 9948 Patton Road Sw |
| Subdivision | Pump Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2V 5G1 |

## Amenities

| | |
|---|---|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 4 |

## Interior

| | |
|---|---|
| Interior Features | Central Vacuum, Chandelier, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Bidet, Steam Room |
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, See Remarks, Washer/Dryer, Water Softener, Window Coverings, Double Oven |
| Heating | Forced Air, High Efficiency |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 3 |
| Fireplaces | Decorative, Family Room, Gas, Living Room, Wood Burning, Gas Starter, Stone |
| Has Basement | Yes |
| Basement | Finished, Full |

## Exterior

| | |
|---|---|
| Exterior Features | BBQ gas line, Lighting, Private Yard, Storage |
| Lot Description | Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees, Private, Underground Sprinklers, Yard Lights |
| Roof | Shingle |
| Construction | Brick, Cedar |
| Foundation | Poured Concrete |

## Additional Information

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|---|---|
| Date Listed | August 1st, 2025 |
| Days on Market | 1 |
| Zoning | R-CG |

## Listing Details

Listing Office          Real Broker