

\$1,825,000 - 9932 Patton Road Sw, Calgary

MLS® #A2226061

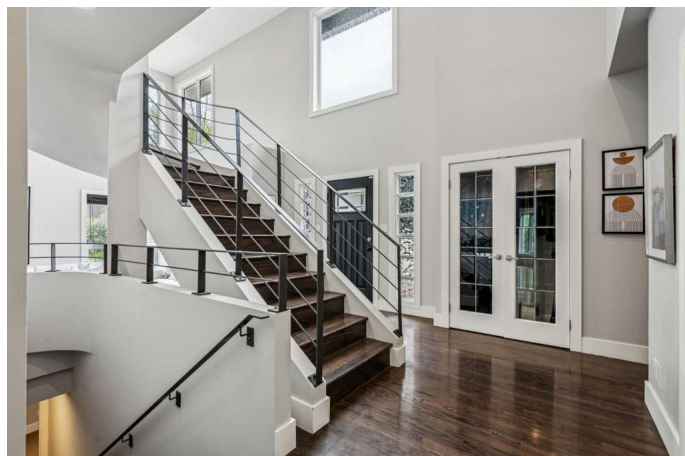
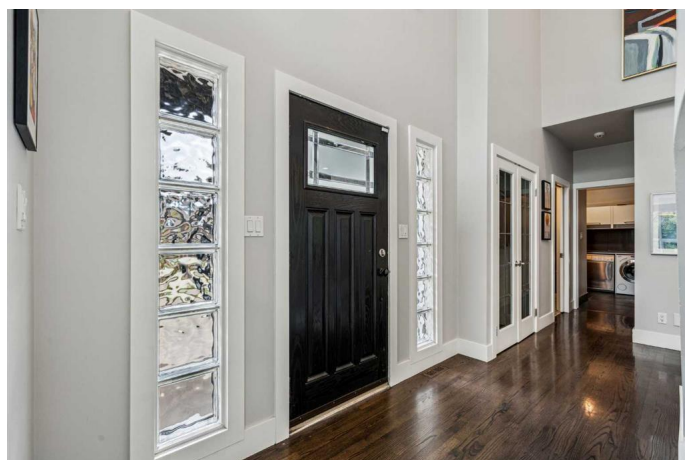
\$1,825,000

4 Bedroom, 4.00 Bathroom, 2,987 sqft

Residential on 0.25 Acres

Pump Hill, Calgary, Alberta

OPEN HOUSE SUN JUNE 8 FR 1-4. 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	\$1,825,000
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	8
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.