9915 Patton Road SW

Calgary | Active | MLS® A2348760

$1,375,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1986**	**3,001 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX First

A closer look

Stepping into this beautifully renovated two story you can't help but feel at home! Designed for enjoying time with family and friends, there are many thoughtful features throughout 9915 Patton Road SW that make it a must see! Throughout the 4189 sqft of living space you'll find the main floor features beautiful oak hardwood floorings and offers you formal living and dining rooms, a family room with a cozy gas fireplace adjacent to the kitchen with a central island, a breakfast nook and year round sunroom/sitting area with in-floor heating and access to your west facing backyard. The kitchen is a chef dream with granite counters, stainless appliances, plenty of cabinets, and a built in pantry. The main floor office just off the kitchen also has views of the gorgeous backyard and privacy windows to provide plenty of natural light while working. There is a convenient 2 piece bath, laundry room and mud room to complete this level. Upstairs you will find 3 generous sized bedrooms, one being the spacious primary bedroom with plenty of closet space, and a 5 piece ensuite. Along with the other 2 bedrooms there is the 4 piece main bath on this floor. The basement has been completed with a media area with 4K projector, games room, 4th bedroom and a 3 piece bath, plus additional storage space. There is potential to add a 5th bedroom with some redevelopment. A favourite feature of the house is located above the double attached garage where there is a workshop perfect for the home carpenter keeping the mess out of the rest of the house - but it could also easily be used as a hobby room, teen lounge, man cave or a second home office! Your low maintenance west facing backyard is truly a sanctuary with a large patio area, healthy trees and raised garden beds it is perfect for entertaining and relaxing. Other updates in the home include central air conditioning, Hardy board siding, and a new roof in 2024. This amazing family home is located in a quiet low traffic area in one of Calgary's most desirable communities, Pump Hill. With great access to major thoroughfares, schools and shopping nearby, not to mention the Glenmore Reservoir is just next door with it's walking trails and bike paths, this home offers an incredible lifestyle for great value. Call today to view!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348760
Bedrooms	4
Bathrooms	4
Year Built	1986
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	3,001 sq. ft.
Main Level Finished Area:	1,550 sq. ft.
Upper Level Finished Area:	1,450 sq. ft.
Below Grade Finished Area:	964.5 sq. ft.
Acreage:	No
Lot Area:	6,899 sq. ft.
Lot Frontage:	54'6"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	10
Year built:	1986 (Age: 40)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	8210069
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Other, Stone, Wood Frame

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood, Other
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Family Room, Gas, Mantle, Stone, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Main Level
City Quadrant:	Southwest
Community:	Pump Hill
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	garage door opener and 2 remotes, all window coverings, 4k projector
Restrictions:	None Known
Main Floor	Living Room · 16'11" × 12'11" ·
Main Floor	Dining Room · 12'11" × 11'6" ·
Main Floor	Office · 11'11" × 11'5" ·
Main Floor	Kitchen · 13'11" × 9'11" ·
Main Floor	Breakfast Nook · 5' × 5' ·
Main Floor	Family Room · 15'11" × 13'5" ·
Main Floor	Sunroom/Solarium · 15'5" × 11'5" ·

Main Floor	Laundry · Measurements not available ·
Upper Level	Bedroom - Primary · 15'6" × 15'1" ·
Upper Level	Bedroom · 13'5" × 11'5" ·
Upper Level	Bedroom · 13'1" × 10'10" ·
Upper Level	Workshop · 20'11" × 19'5" ·
Basement	Media Room · 12' × 10' ·
Basement	Game Room · 24' × 17' ·
Basement	Bedroom · 14' × 12' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	Other, Private Yard
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Low Maintenance Landscape, No Back Lane, Private, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C1
Listed Date:	Sep 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/9915-patton-road-sw-calgary-a2348760/

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