



Calgary-C-Pump Hill
2024 PUMP HILL Way SW

LP \$ 1,329,000
MLS #: C3605820

Status: **Active** Type: Residential Detached Single Family
 DOM: 33 Style: 2 Storey
 Rms Abv Gd: 13 Year Built: 1976
 Bedrms: Above: 5/Ttl: 5 Basement: Full
 Full/Half Baths: 2/1 Bsmnt Dev: Fully Finished
 Tot Flr SqFt: 3229.63 Total Sq M: 300.0

Nestled in beautiful trees, on a cul-de-sac in eminent Pumphill, this renovated, 5 bdrm + 3 bath, 2-Storey offers over 4000 sq ft of exceptional living space. Definite pride of ownership with new on-site finished oak hardwood floors, accented by custom built-in decor, new windows & new 50 yr rubber roof system. Open gourmet kitchen features custom cabinetry, granite counters, large island, built-in Thermador fridge & Dacor oven + warmer. Relax in the bright family room with custom built-ins & tasteful slate tile fireplace. Outstanding sunken master retreat offers vaulted ceilings, skylights, 2 spacious walk-in closets & separate vanity station. 5-pc ensuite includes air jacuzzi, his & her sinks & new jetted shower. Gorgeous landscaping outside features large balcony, tiered backyard, waterfall & west exposure. Oversized double garage offers enough space for all of your needs. Basement features new carpet, new paint, newer furnaces & hot water tanks.

Directions:

Virtual Tour:

Brochure: <http://markdevernden.com/2024-pump-hill-way-sw/#.U1WKxygcWl>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Poss: Negotiable	Level	Mtr2	SqFt
Full Baths:	0	1	0	0	1	0	Occupancy: Seller	Main:	124.0	1334.74
Enst Baths:		0	0	0	1	0		Uppr:	176.0	1894.90
Addl Rms:	2	Finish Levels: 3					Garage Dim:	AbGd:		
Fin Fpl/Rgh:	1/	Fplc Fuel: Gas Only					Elem Schl:	Lowr:		
Fireplace:	Stone Facing						Middle Schl:	BIGd:	75.4	811.50
Parking:	Double Garage Attached						High Schl:	Total A.G:	300.0	3,229.63

Living Room:	4.93x3.91	M	Master Bdrm:	6.91x5.08	U	Laundry Roo	3.40x2.24	M
Dining Room:	4.62x3.66	M	Bedrm 2:	4.42x3.61	U	Other	3.56x2.69	U
Kitchen:	4.62x4.32	M	Bedrm 3:	3.66x3.15	U	Other	3.61x2.84	M
Family Room:	4.93x3.96	M	Bedrm 4:	3.96x2.95	U	Second Fami	10.01x3.81	L
Den:			Bedroom	4.01x3.30	U	Recreation R	8.64x4.06	L

Bonus Room:

Flooring:	Hardwood, Non-Ceramic Tile, Carpet	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-1
Roof:	See Remarks	Heat Fuel:	Natural Gas
Exterior:	Brick	Remodel:	
Site Influen:	Cul-De-Sac, Fenced, Landscaped, Schools, Shopping Nearby, Playground Nearby, No Through Road, Public	Features:	Patio, Skylight, Vaulted Ceiling, Wall Unit-Built-In, Hot Tub, No Smoking Home
Goods Incl:	Window Coverings-All, Refrigerator, Dishwasher-Built-In, Alarm/Security System, Compactor, Oven-Microwave, Garage Opener-2 Control, Stove-Electric	Amenities:	
		Restrict:	R-COV, UTILR
		Goods Excl:	

Warranty: None
Front Exposure: E

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:
Condo Name:		Condo/HOA Incl:		
Prk Encl/TTL:	2/4			
Reg Size:				

Total Lot M2:	857.0	Lot Dimen:	
Frontage:	24.0	Lot Shape:	Rectangular
Depth:	36.5	Zoning:	R-C1
Conform:		Front Expos:	E
	Cnform Yr:		

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 5,421 - 2013	Local Improve	