



Mark D. Evernden
 Private Office - ENGEL & VOLKERS CALGARY

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15 PUMP HILL CL SW

C4093145 Active

LP: \$12,380,000



Class:	Detached	Area:	Calgary	DOM:	58
Type:	Detached	Zone:	Zone S		
Style:	5 Lvl Split	Community:	Pump Hill		
Year Built:	1976	Postal Code:	T2V 5E5		
LINC:	0014777387	Condo Type:	Not a Condo		
Legal Plan:	8310940	Blk:	19	Lot:	12
Land Use Code	R-C1L	Taxes:	\$26670/2016		
Title to Land:	Fee Simple	Local Imp Amt:	0		
Conform Rpt:		HOA:			
Restrictions:	None Known	Condo Fee:			

Welcome to this magnificent home in the prestigious community of Pump Hill. This gated masterpiece is nestled on a private 1.68 acres and has over 11,000 sqft of the finest living quarters, perfectly designed to offer the best views of the city skyline. Located just minutes from downtown and close to the most esteemed private schools, your dream home awaits. Follow the 250 foot driveway, passed the professionally landscaped gardens, to the over sized three carport heated garage. The vaulted ceilings with open skylights and white marble flooring lead you through the open floor plan and will amaze you in every room. The upgraded, corian finished kitchen is fully equipped to meet every need. With 6 bedrooms and 8 bathrooms featuring a nanny living quarters, a penthouse with full panoramic views in all directions and a 1300 sqft master suite complete with a grand wood fireplace, wet bar and a six piece bathroom ensemble make this an exquisite and remarkable find

Bedroom	14'9" x 13'9"	U	Bedroom	14'9" x 11'9"	U	Bedrooms:	Above: 3 /Ttl:6	Baths:	Full: 6 Half: 2		
Bedroom	14'9" x 13'9"	L	Den	15'8" x 14'1"	M		2Pc	3Pc	4Pc	5Pc	6Pc
Family Rm	19'8" x 13'5"	M	Laundry	10'5" x 13'1"	M	Bathrooms:	2	0	2	1	0
Living Rm	27'10" x 17'4"	M	Mstr Bed	29'10" x 27'6"	U	Ensuite:	0	0	2	1	0
Bedroom	13'9" x 11'9"	L	Bedroom	13'9" x 11'9"	L	Level	SqMtr	SqFt			
Bkfst Nook	15'5" x 11'9"	M	Dining Rm	19'8" x 13'1"	M	Main:	525.0	5651.00			
Kitchen	13'5" x 13'5"	M	Library	14'9" x 13'1"	U	Upper:	60.0	646.00			
Loft	15'5" x 14'9"	U				AbGd:	584.9	6296.00			
						Lowr:	479.0	5156.00			
						Total A.G.:	584.9	6296.00			

Basement:	Walkout/Fully Finished	Heating:	Baseboard, Forced Air-2, �	Fuel:	Natural Gas
Suite:	Suite - None	Fin FP/Rgh-In:		FP Fuel:	Gas Only
Construction:	Wood Frame	Lot Shape:	Irregular		
Foundation:	Concrete	Lot Sq M:	6,783		
Exterior:	Cedar, Stone	Frntg x Depth:			
Roof Type:	Cedar Shakes	Flooring:	Ceramic Tile, Marble, Wall to Wall Carpet		
Front Exp:	Northeast				
Parking:	Encl: 4 Total: 25 Triple Garage Attacher	Garage Dim:			
Features:	Air Conditioning-Central, Balcony, Bar, Ceiling 9 ft., Ceiling 10 ft., Dog Run-Fenced In, Fire Pit, No Smoking Home, Open Beam				
Goods Included:	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings-All				

Goods Excluded:
HOA Fee Incl:

911 Address:		Heating Desc:		Total Acres:	1.68
Road Access:		Power Desc:		Acres Cleared:	
Water Supply:	Municipal	Phone Desc:		Acres Irrigated:	
Water GPM:		Sewer/Septic:		Acres Water Rgt	
Depth of Well:		Yr Sewer Cleaned		Acres Leasehold	
Water Report Yr:				# Parcels:	
Nearest Town:				LP/Acre:	7,369,047.�
Directions:					

Listed By: ENGEL & VOLKERS CALGARY

List Date: January 18, 2017



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New Listing

January 18, 2017

Status

A

