



Mark D. Evernden

Private Office - ENGEL & VOLKERS CALGARY

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56 PUMPMEADOW CR SW

C4106780 Active

LP: \$1,498,000



Class:	Detached	Area:	Calgary
Type:	Detached	Zone:	Zone S
Style:	1 & Half St	Community:	Pump Hill
Year Built:	1985	Postal Code:	T2V 5C6
LINC:	0015373103	Condo Type:	Not a Condo
Legal Plan:	8111854	Possession:	05/31/2017 60 Days NEG
Blk:	17	Lot:	51
Land Use Code	R-C1L	Taxes:	\$7135/2015
Title to Land:	Fee Simple	Local Imp Amt:	0
Conform Rpt:		HOA:	
Restrictions:	Restrictive Covenant-Building Design/Size, Utility Right Of Way	Condo Fee:	

DOM: 17

Amazing value with this large price adjustment...This private, newly renovated estate located in the prestigious community of Pumhill boasts over 6,280 sqft of luxury living quarters and sits on just under 1/3 of an acre. With 5 bdrms and 3.5 bthrms, this home features extreme upgrades throughout, including new DuChateau European oak hardwood floors, a gourmet kitchen complete with granite counter tops, sapele mahogany cabinetry, & Murano glass light fixtures. The formal dining room and kitchen flow seamlessly into the great room, with ultra-high ceilings and a spacious open concept which is perfect for entertaining. The completely transformed main floor master suite is your very own retreat, with its spacious layout and spa-like ensuite featuring a large soaker. Moving to the upper level features 2 large bdrms stemming off the walkway, which overlooks the great room and entrance. The finished lower level offers a great recreational room, two bdrms, bathroom, office and plenty of storage.

Great Rm	24'10" x 38'2"	M	Kitchen	14'4" x 22'10"	M	Bedrooms:	Above: 3 /Ttl:5	Baths:	Full: 3 Half: 1
Dining Rm	14'10" x 12'6"	M	Bkfst Nook	16'2" x 8'0"	M		2Pc	3Pc	4Pc
Family Rm	13'4" x 25'8"	M	Mstr Bed	23'0" x 16'4"	M	Bathrooms:	1	0	2
Laundry	7'10" x 5'10"	M	Bedroom	12'4" x 12'0"	U	Ensuite:	0	0	0
Bedroom	18'0" x 10'10"	U	Bedroom	22'10" x 12'10"	L	Level	SqMtr	SqFt	
Bedroom	12'0" x 11'10"	L	Office	24'6" x 10'0"	L	Main:	308.8	3324.00	
Rec Rm	27'8" x 24'6"	L	Game Rm	14'2" x 13'0"	L	Upper:	80.2	863.00	
Other	9'0" x 4'6"	M	Other	7'6" x 5'0"	L	AbGd:	389.0	4187.00	
						Lowr:	195.3	2102.00	
						Total A.G.:	389.0	4187.00	

Basement:	Full/Fully Finished	Heating:	Forced Air-2	Fuel:	Natural Gas
Suite:	Suite - None	Fin FP/Rgh-In:		FP Fuel:	Wood With Log Lighter
Construction:	Wood Frame	Lot Shape:	Pie Shaped		
Foundation:	Preserved Wood	Lot Sq M:	1,099		
Exterior:	Asphalt Shingles	Frntg x Depth:	16x45		
Roof Type:	Asphalt Shingles	Flooring:	Carpet, Hardwood		
Front Exp:	East				
Parking:	Encl: 3 Total: 6 Triple Garage Attached	Garage Dim:	37'0x24'6		
Features:	Air Conditioning-Central, Ceiling 9 ft., Deck, Fire Pit, Patio, Vaulted Ceiling				
Goods Included:	Dishwasher-Built-In, Dryer, Garage Opener, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings-All				
Goods Excluded:					
HOA Fee Incl:					

Listed By: ENGEL & VOLKERS CALGARY

List Date: March 24, 2017



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New Listing
Price Decrease

March 24, 2017
April 10, 2017

Status
ListPrice

1558000.00

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1498000

