

# \$1,697,000 - 119 Pump Hill Bay Sw, Calgary

MLS® #A2204916

**\$1,697,000**

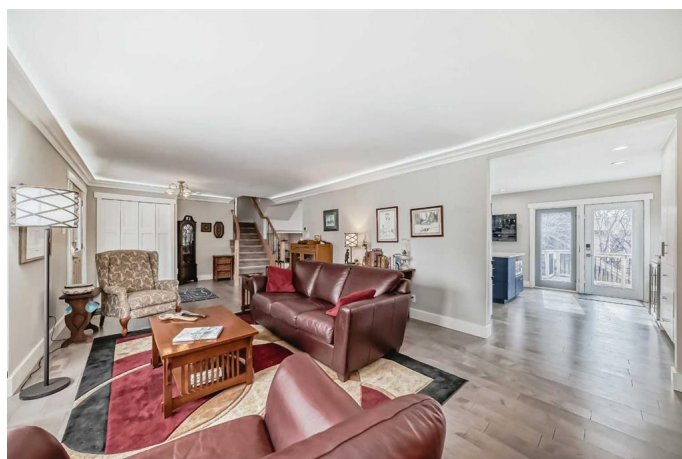
4 Bedroom, 4.00 Bathroom, 2,497 sqft

Residential on 0.23 Acres

Pump Hill, Calgary, Alberta

**\*\*Open House: Sunday, July 6th 1:00-3:00**

**pm\*\*** Come home to your unique 2 storey split home located on a huge pie lot, nearly a quarter acre with a south-southwest backyard, nestled in a quiet cul-de-sac! Enjoy the tranquility, peaceful and park-like yard with mature trees and space to play or relax near the patio stone fire pit. A multi-year renovation with all permits in place includes upgraded windows, smart home system, smooth ceilings throughout in over 3,400 square feet of finished space, a truly stunning transformation. Enter into the main level showcasing engineered hardwood, adjacent living room with back lit crown mouldings and a raw edge, custom milled fireplace mantel complimenting the remote controlled gas fire. The expansive kitchen boasts an 11' quartz island with waterfall edge, sink with touch sensor faucet, and hidden USB, electrical outlets and wireless phone charger. High-end stainless steel appliance package includes a gas range with pot filling faucet, dramatic hood fan, separate refrigerator and wine fridge, complimented with detailed backsplash. Featuring soft close cabinet hinges and plenty of pantry storage, the kitchen is naturally sunlit with French doors and beautiful windows. Entertain guests with the open concept dining overlooking the family room. Step down to the walkout level into the family room designed with luxury vinyl plank flooring and multiple focal points being the breath taking stonework, gas fireplace and patio door. Conveniently the



guest bathroom and laundry are near the garage entrance. Head upstairs to the primary wing redesigned with a vast sitting area, private balcony and luxurious en-suite! Rejuvenate with heated tile flooring, huge walk-in shower equipped with rain shower head and multiple jets or soak in the stand alone bathtub. LED mirrors rimmed with lighting sooth the mood over the twin sinks. The primary wing expands into the loft with a dormer and skylight allowing in rays of sunlight. Smart home lighting is controlled from the bedside switch all the way to the en-suite! The upper level has two more large bedrooms, a bonus room and full bathroom also with heated tile flooring. The fully finished basement has daylight pouring into the recreation room, another full luxury bathroom next to the fourth bedroom, den, workshop and utility room. Enjoy indoor / outdoor living with the low maintenance deck overlooking the yard and patio with spaces to host large gatherings. Double garage with twin doors, plenty of parking for your family and friends! Close proximity to trails, Southland Leisure Centre, Rockyview Hospital, Heritage Park, Glenmore Park, shopping and sought after schools! Properties are rarely available in this prestigious location!

Built in 1976

### **Essential Information**

MLS® #	A2204916
Price	\$1,697,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,497
Acres	0.23
Year Built	1976

Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### Community Information

Address	119 Pump Hill Bay Sw
Subdivision	Pump Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4L6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Crown Molding, Central Vacuum, Natural Woodwork, See Remarks, Smart Home, Storage
Appliances	Dishwasher, Dryer, Freezer, Gas Range, Range Hood, Refrigerator, Washer, Garage Control(s), Microwave, Window Coverings, Wine Refrigerator, Water Softener
Heating	Forced Air, Fireplace(s), In Floor, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Mantle, See Remarks
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard, Fire Pit
Lot Description	Landscaped, Private, See Remarks, Cul-De-Sac, Level, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 27th, 2025
Days on Market	97
Zoning	R-CG

**Listing Details**

Listing Office	RE/MAX First
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