



**GRASSROOTS**  
REALTY GROUP

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**175 Pumpvalley Court SW**  
**Calgary, Alberta**

**MLS # A2227043**



**\$2,190,000**

<b>Division:</b>	Pump Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,815 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	0.36 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Low Maintenance		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Recessed Lighting, Recreation Facilities, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Unparalleled opportunity to own a distinguished estate home in the prestigious community of Pump Hill. Perfectly positioned on an expansive 15,726 +/- sq. ft corner lot, this exquisite residence offers over 6,680 sq. ft of living space on 3 levels, complemented by a fully developed lower level designed for both grand entertaining and comfortable family living. From the moment you enter, you'll appreciate the craftsmanship and elegance, with gleaming hardwood floors, formal living and dining rooms, a stately office, and a spacious family room with one of five fireplaces that enhance the warm, inviting ambiance. The gourmet kitchen is a culinary masterpiece, featuring granite countertops, a large island and eating bar, high-end appliances, and a sunlit breakfast nook that overlooks the private grounds. A stunning solarium, large laundry room, and a 2 piece powder room complete the main level. Ascend the elegant staircase to discover three generous bedrooms, each with its own walk-in closet and ensuite bath. The opulent primary suite is a true retreat, offering a sitting area with private balcony access, two walk-in closets, and a luxurious 5-piece ensuite. The lower level is equally impressive, featuring expansive recreation and family rooms, two additional bedrooms, a 4 piece guest bath, plus an 816 sq. ft indoor sports court &ndash; perfect for an active lifestyle, with so many possibilities it can be used as a dance studio, rock climbing wall, pickle ball, basketball, volleyball, indoor hockey area, and a private hot tub area &ndash; a rare amenity perfect for an active family lifestyle. Further highlights include a rare 4 car attached garage, central air conditioning and a spacious back patio for outdoor entertaining. Ideally located close to South Glenmore Park, Heritage Park, excellent schools, shopping and dining in Glenmore Landing, and access to rapid transit.

This exceptional home offers an unparalleled lifestyle for discerning buyers seeking space, elegance, and convenience.