



**GRASSROOTS**  
REALTY GROUP

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**119 Pump Hill Bay SW**  
**Calgary, Alberta**

**MLS # A2253037**



**\$1,681,000**

<b>Division:</b>	Pump Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,497 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Level, Pie Shaped Lot, Private, See Remarks		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Cork, Hardwood, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Natural Woodwork, Quartz Counters, See Remarks, Smart Home, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Shed, Smart Home System, 3 TVs, 6 TV mounts, Pool Table, Smart Home Components: 19" 6U Wall Mount Network Rack, 19" patch panel, 19" Network Switch, Samsung SmartThing Hub, LED Lighting around patio and deck

Rarely available in this prestigious location! 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. Renovation, with all permits in place, includes upgraded windows, smart home system, smooth ceilings throughout 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 impressive 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 soothe 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! Open House 1:00 - 3:00 pm, Saturday, September 6th!