



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

103 Pump Hill Place SW
Calgary, Alberta

MLS # A2267103



\$1,200,000

Division:	Pump Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,865 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Landscaped, Private		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Marble, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Granite Counters, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Nestled in one of Calgary's most prestigious communities, this beautifully upgraded home in Pump Hill offers the perfect blend of timeless elegance and modern functionality. This stunning two storey home is an entertainer's dream and a family's retreat. Step inside to discover a chef-inspired Empire kitchen adorned with granite countertops, rich Italian marble flooring, and top-tier Appliances including wall oven, warming drawers, brand new refrigerator and a high-end Wolf top gas range. The main floor flows seamlessly between a cozy spacious living room with gas fireplace and a sun-filled family room featuring custom built-ins. Undoubtedly one of the homes highlights is the expansive 620 sq.ft private deck, designed to be an entertainer's paradise. Whether you're hosting summer soirées, cozying up beside the outdoor fireplace, or grilling your signature dish, you'll appreciate the three natural gas hookups for a BBQ, heater, and fire feature — all seamlessly integrated into this impressive space. This is where memories are made. Upstairs, the serene primary suite offers a private 3-piece ensuite, while two more generously sized bedrooms and a stylish main bathroom with heated Italian tile flooring complete the upper level. The fully finished basement is perfect for guests or extended family, with an additional bedroom and beautifully tiled 3-piece bath with heated floors. Additional features include a double attached garage with built-in storage and bonus second fridge, plus an unbeatable location close to top-rated schools, Glenmore Reservoir, the sailing club, and Glenmore Landing shops and amenities. Don't miss your chance to own a turnkey home in one of Calgary's most exclusive enclaves. Welcome to the Pump Hill lifestyle.

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