



**GRASSROOTS**  
REALTY GROUP

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**151 Pump Valley Court SW**  
**Calgary, Alberta**

**MLS # A2269000**



**\$1,988,888**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Pump Hill                                                                 |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | Bungalow                                                                  |               |                   |
| <b>Size:</b>     | 3,544 sq.ft.                                                              | <b>Age:</b>   | 1989 (36 yrs old) |
| <b>Beds:</b>     | 5                                                                         | <b>Baths:</b> | 5 full / 1 half   |
| <b>Garage:</b>   | Triple Garage Attached                                                    |               |                   |
| <b>Lot Size:</b> | 0.30 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Landscaped, Lawn, Many Trees, Private, Secluded, U |               |                   |

|                    |                                       |                   |      |
|--------------------|---------------------------------------|-------------------|------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                       | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Stucco                      | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                       | <b>Utilities:</b> | -    |

**Features:** Bar, Built-in Features, Central Vacuum, Chandelier, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Solar Tube(s), Steam Room, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** 65" LG TV

Welcome to 151 Pump Valley Court SW, a one-of-a-kind 3,500+ sq. ft. luxury bungalow offering over 6,500 sq. ft. of total living space on a 12,850 sq. ft. lot in the prestigious community of Pump Hill; steps from Glenmore Reservoir, Rockyview Hospital, and some of Calgary's finest schools. Offering four bedrooms plus an office and five and a half bathrooms, this home blends elegance with modern comfort. From its grand 11-foot-wide travertine-tiled foyer and eight skylights to its soaring vaulted ceilings with beautifully framed openings, every detail exudes timeless sophistication. The main floor primary suite offers a tranquil retreat with French-door entry, patio access, dual custom walk-in closets, and a spa-inspired five-piece ensuite finished in imported Turkish Travertine, granite countertops, crystal vessel sinks, Hansgrohe fixtures, heated floors, and a 5'x5' glass shower. The main floor bedroom and office share a stylish Jack and Jill three-piece ensuite featuring a 4'x4' glass shower with bench seating, while each lower-level bedroom enjoys its own private ensuite and walk-in closet. Throughout the main floor, you'll find new high-pile carpet, solid-core shaker doors, designer mouldings, and European Innotech tilt-and-turn windows that blend craftsmanship with comfort. A dramatic 8'x12' floor-to-ceiling faux-stone Napoleon fireplace anchors the formal living room, complemented by French doors to the back patio and eight skylights flooding the space with natural light. The coffered-ceiling dining room and adjoining breakfast nook flow seamlessly to the family room, providing an elegant setting for entertaining. The chef's kitchen is a showpiece with a massive granite island illuminated by sun-tunnel skylights, premium Wolf and Sub-Zero appliances, a Bosch microwave, a Blanco Silgranit sink,

and a walk-in pantry with a glass door. Completing the main floor is a designer powder room, a travertine-tiled laundry/mudroom, and an insulated triple-car garage. Outside, enjoy a partial wraparound deck, a fully updated exterior with new stucco, Hardie Board casings, a new roof with enhanced ventilation, a gas BBQ hookup, a Stobag electronic awning, and a professionally landscaped yard with underground sprinklers. The newly renovated lower level extends the home's luxury with a travertine and granite bar featuring Bosch and Frigidaire appliances, a tiered theatre, mirrored gym with premium rubber flooring, two guest bedrooms with new four-piece ensuites and walk-in closets, and an additional five-piece spa bathroom with a programmable glass steam shower, Hansgrohe fixtures, and a soaking tub. Modern comfort continues with dual-zone heating, two new A/C units, Kinetico water filtration and softener systems, a new sump pump and central vacuum. Blending meticulous craftsmanship with an unbeatable location, this exceptional residence embodies sophistication, comfort, and timeless design; an unparalleled opportunity to own a distinctive home in sought-after Pump Hill.