



**336 Pump Hill Gardens SW  
Calgary, Alberta**

**MLS # A2286084**

**\$1,599,900**



<b>Division:</b>	Pump Hill	
<b>Type:</b>	Residential/House	
<b>Style:</b>	2 Storey	
<b>Size:</b>	2,643 sq.ft.	<b>Age:</b> 1976 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Oversized	
<b>Lot Size:</b>	0.22 Acre	
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot, Private	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** All Wall Mounted TV's, All appliances and electronics existing in the property including all but not limited to appliances listed.

Bright + beautifully renovated executive family home with pleasing curb appeal, highlighted by a large covered front patio complete with heater — perfect for enjoying the outdoors year-round. This home shows beautifully + offers a warm, welcoming entrance that opens to a spacious living room with soaring ceilings + a huge picture window that fills the space with natural light. The chef's kitchen is designed for both everyday living + entertaining, featuring abundant cabinetry + counter space, professional stainless steel appliances, a large island with seating + a generous informal dining area. Just steps down is the comfortable family room with a striking stone feature wall, gas fireplace, built-in shelving + wall-mounted TV. Oversized patio doors lead directly to the landscaped backyard. Upstairs you'll find three well-sized bedrooms, convenient laundry + a family bath, along with a fantastic primary retreat. The primary bedroom is exceptionally spacious, offering extensive ample closet space, a spa-inspired ensuite + a huge private deck. The fully developed lower level adds even more living space with a large recreation room, bathroom with full steam room, guest bedroom + excellent storage. The big backyard is ideal for play + entertaining, complete with a fire pit. Additional highlights include fresh neutral paint, hardwood flooring, stylish light fixtures, lush carpeting + a double attached garage. Ideally located close to off-leash areas, parks, schools, Rockyview hospital + all amenities.