



GRASSROOTS
REALTY GROUP

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336 Pump Hill Gardens SW
Calgary, Alberta

MLS # A2286084



\$1,599,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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 closing 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.