



**33 Pump Hill Landing SW
Calgary, Alberta**

MLS # A2298133



\$985,000

Division:	Pump Hill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,700 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Concrete	Condo Fee:	\$ 0
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Skylight(s), Storage, Vaulted Ceiling(s)		
Inclusions:	n/a		

Welcome to 33 Pump Hill Landing S.W., one of the most coveted and exclusive villas in Calgary. With over 3400 sq. ft. of total living space on two levels, this recently renovated unit has it all. A welcoming foyer greets you into a lovely open space with vaulted ceilings, hardwood floors and lots of natural light. The sleek kitchen is bright, features stainless appliances, an abundance of cupboard space, quartz counters and a breakfast bar overlooking the front garden. A spacious living room includes a wood burning fireplace and the separate dining area overlooks your West patio. The master suite includes a 5pc bathroom with double sinks, a huge walk in shower and a large soaker tub. Completing the main floor is a second bedroom or office, a 2 pc bath and the laundry room leading to your double attached garage. Downstairs features a huge rec room, new carpeting, a large bedroom, a 4 pc bathroom, a cozy gas fireplace and a very large storage area. This beautiful neighborhood is just minutes to shopping, schools, downtown, and this stunning home is available for immediate occupancy. Contact your favorite realtor for your private showing.