



**GRASSROOTS**  
REALTY GROUP

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## 19 Pump Hill Close SW Calgary, Alberta

**MLS # A2079558**



# \$9,900,000

<b>Division:</b>	Pump Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	10,601 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	7 full / 5 half
<b>Garage:</b>	Electric Gate, Gated, Heated Garage, Quad or More Detached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Many Trees, Street		

**Heating:** Boiler, Fireplace(s), Forced Air, Natural Gas

**Water:** -

**Floors:** Hardwood

**Sewer:** -

**Roof:** Asphalt Shingle, Rubber

**Condo Fee:** -

**Basement:** Finished, Walk-Out To Grade

**LLD:** -

**Exterior:** Stone, Stucco, Wood Frame

**Zoning:** DC

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Crown Molding, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage, Suspended Ceiling, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** office desks, theater room chairs

This splendid French Provence-inspired estate encompasses over 14,000 sq ft of meticulously crafted living space on a generous 0.60-acre lot. With 6 bedrooms, 7 full bathrooms, 5 half-bathrooms, 5 fireplaces, 9 car heated garage, it embodies opulent estate living against the backdrop of a lush private reserve. An architectural masterpiece, this home harmoniously fuses the finest in French & Italian craftsmanship. Every corner of this bespoke dwelling is adorned with custom-made chandeliers, exquisite light fixtures, ornate French door handles, luxurious curtains, & solid kitchen cabinets w/ French styling. Upon arrival through the wrought-iron electric gate, a grand interlocking driveway leads to majestic double front doors. The foyer welcomes you with soaring 20 ft ceilings, dramatic dual curved staircase adorned w/ custom wrought iron, French parquet floors & crystal chandeliers imported from Italy. The formal seating area, nestled between the 24 guest dining room & piano room, exudes timeless elegance. Adjacent is a parlour room w/ gas fireplace & curved windows offering serene views of the backyard. On the main floor, discover a gourmet Provence-inspired kitchen w/ ceiling-height cabinetry, granite countertops, prep island, baker's counter & top-of-the-line appliances, including a Sub-Zero refrigerator, a coffee station, a Wolf professional dual-oven 6-burner range + 2 BBQ grates, 2 built-in dishwashers, built-in freezer, drink cooler, & warming drawer. Adjacent, a Butler's kitchen & spacious walk-in pantry w/ 2 freezers await. Garden doors beckon you to the expansive private backyard. In the west wing, find an office w/ city views, wood-burning fireplace, wet bar, & powder room. Across the hall, a generous family room awaits, complete w/ another wood fireplace, sizable guest room w/ its own balcony, a luxurious 4-piece ensuite, & convenient

coffee station. The upper west wing hosts an elegant Primary Suite featuring a private balcony, gas fireplace, workout room, & spa-like ensuite w/ a glass vertical & rain shower, his & hers 5-pc. ensuites, & his & hers dressing rooms. Ample closets ensure storage, including an upper-floor laundry. A library-study room featuring floor-to-ceiling shelves, 2 built-in desks, & moving book ladder completes this level. The upper east wing encompasses 3 spacious bedrooms, each offering its own balcony & ensuite. The lower walk-out basement is an entertainment haven, featuring an air conditioned 9 seat theater, popcorn station, bar, billiard area, & wine cellar which has climate control & a tasting area. Additional amenities include a 2nd laundry room, extra bedroom w/ 4-pc ensuite, walk-in closet, office, & 2 more 3-piece bathrooms. Also, a new roof in 2020. Located in the prestigious & exclusive Pump Hill community, this estate offers unparalleled elegance & comfort. Enjoy close proximity to the outstanding schools, Shopping Centers, Southland Leisure Center, Rockyview Hospital, Glenmore Reservoir, sailing club, & Glenmore Park.