



GRASSROOTS
REALTY GROUP

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123 Pump Hill Place SW
Calgary, Alberta

MLS # A2204254



\$1,499,999

Division:	Pump Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,190 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, See Remarks, Skylight(s), Soaking Tub		

Inclusions: Dry Sauna

**** Open House Sunday May 4th from 2pm-4:30pm! **** Tastefully updated and spacious, this bungalow in the highly desirable community of Pumphill offers over 4,000 sq. ft. of developed space with three bedrooms up, one down, and a total of three full updated bathrooms. The exterior features a fresh coat of paint, brand-new natural stone accents, and newly installed natural stone pavers at the front landing. Inside, the home has been beautifully updated with top end designer lighting package, all-new millwork and grand lofted shiplap ceilings, perfectly complementing the wood-burning fireplace, which includes a grandfathered gas igniter. There is a bright sun room with lofted ceilings including exposed feature wood beams that can be used as a sitting area or office. The kitchen and dining area are stunning, featuring modern quartz backsplash, ample updated cabinetry, a built-in breakfast nook, seating at the island, and a formal dining space. Top-of-the-line Miele appliances include a 36" induction cooktop, built-in wall ovens, and a Miele coffee maker. The main level boasts three bedrooms, including a primary suite with a walk-in closet, new built-in wardrobe, and an updated ensuite. The expansive lower level is designed for both relaxation and entertainment, offering a modern wet bar, a spacious entertainment area with new built-ins, a large gym, a games area, a dry sauna, a full bathroom, storage rooms, and a fourth bedroom. Additional features include central air conditioning, an irrigation system, a built-in vacuum system, and an attached double garage that has been freshly painted.