

# \$1,681,000 - 119 Pump Hill Bay Sw, Calgary

MLS® #A2253037

**\$1,681,000**

4 Bedroom, 4.00 Bathroom, 2,497 sqft

Residential on 0.23 Acres

Pump Hill, Calgary, Alberta

\*Open House 1:00-3:00 pm, Nov 1st\* Rarely available in this prestigious location! Come home to your unique 2 storey split home located on a huge pie lot, nearly a quarter acre with a south-southwest backyard, nestled in a quiet cul-de-sac! Enjoy the tranquility, peaceful and park-like yard with mature trees and space to play or relax near the patio stone fire pit. Renovation, with all permits in place, includes upgraded windows, smart home system, smooth ceilings throughout 3,400+ square feet of finished space, a truly stunning transformation. Enter into the main level showcasing engineered hardwood, adjacent living room with back lit crown mouldings and a raw edge, custom milled fireplace mantel complimenting the remote controlled gas fire. The expansive kitchen boasts an impressive 11' quartz island with waterfall edge, sink with touch sensor faucet, and hidden USB, electrical outlets and wireless phone charger. High-end stainless steel appliance package includes a gas range with pot filling faucet, dramatic hood fan, separate refrigerator and wine fridge, complimented with detailed backsplash. Featuring soft close cabinet hinges and plenty of pantry storage, the kitchen is naturally sunlit with French doors and beautiful windows. Entertain guests with the open concept dining overlooking the family room. Step down to the walkout level into the family room designed with luxury vinyl plank flooring and multiple focal points being the breath taking stonework, gas fireplace and



patio door. Conveniently the guest bathroom and laundry are near the garage entrance. Head upstairs to the primary wing redesigned with a vast sitting area, private balcony and luxurious en-suite! Rejuvenate with heated tile flooring, huge walk-in shower equipped with rain shower head and multiple jets or soak in the stand alone bathtub. LED mirrors rimmed with lighting soothe the mood over the twin sinks. The primary wing expands into the loft with a dormer and skylight allowing in rays of sunlight. Smart home lighting is controlled from the bedside switch all the way to the en-suite! The upper level has two more large bedrooms, a bonus room and full bathroom also with heated tile flooring. The fully finished basement has daylight pouring into the recreation room, another full luxury bathroom next to the fourth bedroom, den, workshop and utility room. Enjoy indoor / outdoor living with the low maintenance deck overlooking the yard and patio with spaces to host large gatherings. Double garage with twin doors, plenty of parking for your family and friends! Close proximity to trails, Southland Leisure Centre, Rockyview Hospital, Heritage Park, Glenmore Park, shopping and sought after schools! Book your showing today!

Built in 1976

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2253037    |
| Price          | \$1,681,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,497       |
| Acres          | 0.23        |
| Year Built     | 1976        |

|          |                |
|----------|----------------|
| Type     | Residential    |
| Sub-Type | Detached       |
| Style    | 2 Storey Split |
| Status   | Active         |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 119 Pump Hill Bay Sw |
| Subdivision | Pump Hill            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2V 4L6              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Quartz Counters, Storage, Walk-In Closet(s), Crown Molding, Central Vacuum, Double Vanity, Vinyl Windows, Natural Woodwork, See Remarks, Smart Home |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Freezer, Gas Range, Wine Refrigerator, Water Softener                                |
| Heating           | Forced Air, Fireplace(s), In Floor, See Remarks                                                                                                                                           |
| Cooling           | None                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                       |
| # of Fireplaces   | 2                                                                                                                                                                                         |
| Fireplaces        | Gas, Mantle, See Remarks                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                       |
| Basement          | Full                                                                                                                                                                                      |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard, BBQ gas line, Fire Pit                       |
| Lot Description   | Landscaped, Level, Private, Cul-De-Sac, Pie Shaped Lot, See Remarks |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Brick, Stucco, Wood Frame                                           |
| Foundation        | Poured Concrete                                                     |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 57                  |
| Zoning         | R-CG                |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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