

\$1,440,000 - 135 Pump Hill Road Sw, Calgary

MLS® #A2117837

\$1,440,000

4 Bedroom, 5.00 Bathroom, 2,035 sqft

Residential on 0.37 Acres

Pump Hill, Calgary, Alberta

Discover the pinnacle of sophisticated living in this exclusive Pump Hill retreat, nestled in a serene cul-de-sac. Perched on a vast triangular lot with over 230 feet of street frontage, this home spans 0.37 acres of unmatched privacy, surrounded by mature trees and meticulously landscaped grounds. The 4200 square feet of living space in this fully finished walk-out bungalow flawlessly integrates natural charm with refined elegance.

As you enter through the impressive double copper doors, the grand entryway leads into a living room with high vaulted ceilings and luxury vinyl plank floors, seamlessly flowing into a state-of-the-art kitchen. Culinary enthusiasts will be drawn to the expansive granite island, built-in Sub-Zero fridge, Ultraline 8-burner gas range, double wall ovens, triple sinks, and dual dishwashers. The main floor master suite serves as a private sanctuary, featuring a spa-like bathroom with granite countertops, dual sinks, a corner soaker tub, and a multi-head steam shower. A charming loft with custom-built shelves and large windows provides scenic views of the treed yard, accessible via private pull-down hatch stairs. A striking stone wall extends from the dining room to the basement office, enhancing the home's aesthetic appeal. The walk-out basement is ideally configured for guests or older children, featuring three large bedrooms, a family/media room with acacia hardwood floors, and a spacious wine cellar. The adjoining four-season sunroom is a haven



for relaxation and entertainment, complete with a sitting area, games area, exercise room, private bathroom, and a luxurious dry cedar sauna, opening onto a southeast-facing deck offering secluded views. For security-conscious homeowners, metal window shutters provide peace of mind. A full-size Sport Court caters to enthusiasts of basketball, pickleball, and more. The home is equipped with a clay tile roof, three separate furnaces for optimal temperature control, two newer hot water tanks, central air conditioning, and an instant hot water and filtration system in the kitchen. The oversized attached 2-car garage includes a workspace, and additional storage is ample, with a full-sized crawlspace below the basement, an outdoor storage shed, and under-sunroom storage. The massive driveway accommodates up to 8 vehicles, ideal for hosting events. A Control 4 home automation system integrates all smart home features, enhancing the convenience and comfort of this luxurious haven. Located near premier schools, Southland Leisure Center, Glenmore Landing, and essential amenities, this home is ideally situated for both privacy and accessibility, ensuring every moment is a luxurious retreat into tranquility.

Built in 1976

Essential Information

MLS® #	A2117837
Price	\$1,440,000
Sold Price	\$1,500,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,035
Acres	0.37

Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	135 Pump Hill Road Sw
Subdivision	Pump Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V4M3

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Faces Front

Interior

Interior Features	Granite Counters, High Ceilings, Open Floorplan, Sauna, Skylight(s), Storage, Vaulted Ceiling(s)
Appliances	Built-In Gas Range, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Disposal, Double Oven, Garburator, Humidifier, Instant Hot Water, Microwave, Range Hood, Satellite TV Dish, Trash Compactor, Washer/Dryer, Water Purifier, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Decorative, Gas, Stone
Has Basement	Yes
Basement	Crawl Space, Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Basketball Court, Storage
Lot Description	Triangular Lot, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Irregular Lot, Treed
Roof	Clay Tile
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 26th, 2024
Date Sold	May 1st, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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