

\$1,250,000 - 220 Pump Hill Rise Sw, Calgary

MLS® #A2125952

\$1,250,000

4 Bedroom, 4.00 Bathroom, 3,301 sqft

Residential on 0.29 Acres

Pump Hill, Calgary, Alberta

This custom-designed home boasts a generous lot size of .29 Acres. West Coast Architectural Design embraces the surrounding natural landscape to provide a tranquil and relaxing haven both indoors and out. With over 3200 sq ft of above-grade living area and 4300 sq ft fully developed, this residence features three bedrooms, versatile office spaces, a fitness area, a library, upper-level laundry, and more. The kitchen has a full and beautiful renovation showcasing maple cabinetry, granite countertops, and a picturesque view of the secluded backyard. An old Chicago brick woodburning fireplace adorns both the dining room and family room. The family room features a vaulted cedar ceiling and there is built-in wet bar/server area with cabinets and a bar fridge. Upper-level bedrooms have private balconies overlooking the trees and decks below. A cozy basement is fully finished with a pool table room, a spacious recreation area with another wet bar, a two-piece bath, a cold room, and huge storage room to complete the interior layout (Acorn fireplace sold as-is). The triple-heated attached garage has workbenches and a sizable attic storage area (which is accessed from the upper level – see floor plan). The outdoor lawns and gardens enhance the property's charm. Discover the enchanting "Secret Garden" gate leading to a sprawling green space that meanders its way through the neighborhood. Upgraded Amana furnaces ensure comfort throughout the home, in a



large utility area with plenty more space for built-in storage. Overall, there are endless possibilities that you may plan to enhance your vibrant lifestyle. This home is located just 15 minutes to downtown and very close to the Glenmore Reservoir parks and pathways, shopping, schools, sports fields, the Calgary Jewish Centre, Southland Leisure Centre, Rockyview Hospital, and the Stoney Trail Ring Road. This is a rare opportunity to own a unique urban property with a rural flair!

Built in 1976

Essential Information

MLS® #	A2125952
Price	\$1,250,000
Sold Price	\$1,200,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	3,301
Acres	0.29
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	220 Pump Hill Rise Sw
Subdivision	Pump Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4C8

Amenities

Parking Spaces	7
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Parking	Aggregate, Garage Door Opener, Heated Garage, Triple Garage Attached
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Interior

Interior Features	Bookcases, Built-in Features, Granite Counters, Kitchen Island, Natural Woodwork, No Animal Home, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Gas Range, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Warming Drawer, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Family Room, Recreation Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Fire Pit, Garden, Private Yard
Lot Description	City Lot, Cul-De-Sac, Landscaped, Many Trees, Pie Shaped Lot, Private
Roof	Cedar Shake
Construction	Cedar, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 26th, 2024
Date Sold	April 30th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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