

\$874,900 - 105 Pump Hill Landing Sw, Calgary

MLS® #A2173478

\$874,900

3 Bedroom, 3.00 Bathroom, 1,618 sqft

Residential on 0.11 Acres

Pump Hill, Calgary, Alberta

Welcome to the sought after villas of Pump Hill Landing, newly renovated and ready for you to call home. The exceptionality of this bungalow duplex starts at the very beginning, with a newly painted crisp white double garage door and beautiful perennials to lead you up to your west-facing front covered porch. Entering through the front door, you are greeted by a large entryway, front closet, and soaring ceilings. At the front of the home, you will find the spacious second bedroom, currently used as a beautiful front office. The main bathroom has been partially renovated, with custom cabinetry, new toilet, mirror, lights, and tile. The brand new, luxury vinyl plank flooring, the new baseboards, freshly painted ceiling and walls guide you right to the breathtaking custom kitchen. With everything completely brand new in the kitchen, you are walking into luxury. This custom kitchen presents new cupboards with stunning quartz countertops, tile, and an eat up breakfast bar. The multi-dimensional, hexagonal, black backsplash paired with the black, stainless steel appliances immediately catches your eye and completes this immaculate kitchen. No detail was spared in this space with the double door pantry, copious storage, and widened entry to the dining room. The dining room, open to the living room and adorned with vaulted ceilings, is perfect for hosting friends and family for dinner. The living room boasts a tiled, wood-burning, gas assisted fireplace and large sitting area. French doors lead to the



east-facing, large vinyl-coated deck perfect for enjoying your morning coffee on sunny mornings. The master suite is enhanced by a large east facing window, vaulted ceilings, and has plenty of space for your king size suite. Leading to your large walk-in closet and five-piece ensuite with custom cabinets, new lights and mirrors, this primary retreat is ready for you. Completing the main floor is your brand new laundry room, with stunning Samsung washer and dryer, custom cabinetry and intricate tiling with access to your double attached insulated garage. Moving down the carpeted stairs, you will be greeted with the immense floor plan of the walk-out basement that includes a large third bedroom and spacious original four-piece bathroom. The large recreation room is complete with a brick, wood burning with gas insert fireplace, wet bar, and double doors that lead to your covered, concrete back patio. The massive utility/storage room finishes off this lower level. This space has plenty of room for storing your seasonal items, craft supplies, and family heirlooms. This stunning bungalow is equipped with central air conditioning, central vacuum, and part of an HOA that will take care of your landscaping and snow shovelling needs. With new windows throughout (with an added one in the kitchen), new gas line run to the front deck, new outlets and light switches on the main floor, the updates are endless. This beautiful villa is ready for you to move in and enjoy lovely Pump Hill!

Built in 1988

Essential Information

MLS® #	A2173478
Price	\$874,900
Sold Price	\$855,000
Bedrooms	3

Bathrooms	3.00
Full Baths	3
Square Footage	1,618
Acres	0.11
Year Built	1988
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Sold

Community Information

Address	105 Pump Hill Landing Sw
Subdivision	Pump Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 5C4

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Double Vanity, Pantry, Quartz Counters, Vaulted Ceiling(s), Bar, Closet Organizers, Central Vacuum, Storage
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Built-In Oven, Electric Cooktop, Microwave Hood Fan
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Recreation Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Garden
Lot Description	Front Yard, Cul-De-Sac, Garden

Roof	Clay Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 18th, 2024
Date Sold	November 13th, 2024
Days on Market	26
Zoning	R-CG
HOA Fees	307.19
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX House of Real Estate
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