



**268 Pump Hill Gardens SW  
Calgary, Alberta**

**MLS # A2268465**



**\$1,300,000**

<b>Division:</b>	Pump Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,979 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, No Back Lane, Private, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** Dog Shed, Statue i& Bench in front law

Rare Opportunity in Prestigious Pump Hill. Welcome to this timeless two-storey estate home in one of Calgary's most affluent and sought-after communities, prestigious Pump Hill. Held with pride by the same family since it was built, this classic residence is nestled on a quiet, tree-lined street. It offers an impressive 2,979 sq.ft. above grade with 5 spacious bedrooms, providing a wonderful blend of original character and the potential for a luxury transformation. The home is situated on an expansive 75ft x 120ft lot, providing a large and private yard with mature trees that serves as a perfect outdoor extension for kids to play, pets to roam, and hosting get-togethers with friends. The interior is defined by grand scale and a versatile floor plan, beginning with a soaring vaulted foyer that leads into a sprawling formal living room featuring a curved bay window. Directly adjacent to the living room is a formal dining area, which leads into a massive kitchen at the back of the house. This kitchen, complete with an island and bright breakfast nook, connects seamlessly to a second, expansive living area: a sunken family room anchored by a traditional fireplace and a wet bar. A sunroom in the back offers a quiet space to take in views of the yard, leading out to the patio area. This layout creates distinct, generous spaces ideal for active family life and quiet relaxation. The main level also includes a 5th bedroom, which can easily serve as a home office or flex space, a large laundry room, a two-piece bath, and access to the large double attached garage. A significant benefit for growing families is the functional upper floor layout featuring four additional oversized bedrooms. This includes an expansive primary suite that serves as a true sanctuary with its own fireplace, three-piece ensuite, walk-in closet, and a private balcony overlooking the large rear yard. Significant mechanical upgrades have

already been completed, including a brand-new roof replaced just months ago and two new furnaces installed in 2023. The lower level provides a blank canvas for your vision: an open basement that is ready to be finished, offering incredible potential for a home theatre, gym, or additional guest quarters. This estate is ideally located near several prominent schools, including Nellie McClung, John Ware, and Henry Wise Wood. Residents enjoy unparalleled access to nature with the Glenmore Reservoir and South Glenmore Park just minutes away. The location is exceptionally convenient, providing quick access to the Rockyview General Hospital, major shopping centres, and a variety of local amenities. With its exceptionally functional layout and grand proportions, this home is ready for a new family to move in and enjoy or to be updated into a premier executive estate. Call today for a private viewing.