



**2002 Pump Hill Way SW
Calgary, Alberta**

MLS # A2298256



\$1,599,988

Division:	Pump Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,219 sq.ft.	Age:	1979 (47 yrs old)
Beds:	6	Baths:	4
Garage:	Parking Pad, Triple Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Central, High Efficiency, Fireplace(s), Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Cork, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Bookcases, Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, Jetted Tub, Natural Woodwork, No Smoking Home, Skylight(s), Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Inclusions: trash compactor, main floor vanity mirror, garden shed and 2 growing beds

*** For more information, please click the "More Information" button. *** A circular drive paves the way to this architecturally designed 3,219 sq ft 2 storey house in sought after Pump Hill SW. A balance of style and functionality radiates through the home. Many upgrades. New Solarban 70 windows throughout the home. New luxury plank flooring throughout the main floor. An impressive floor plan with open high ceiling and sky light at the entrance. Granite counter tops and a spacious nook and solarium to brighten the kitchen area. Kraus black stainless steel work station sink with flexible drying rack and cutting board, stainless steel trash compactor and Home Masters reverse osmosis water system installed under the sink. Family room highlights a brick gas fireplace and sliding patio doors into the private spacious back yard. The main floor completes with a full 4 pc bath, spacious sunny office and newly redone laundry room. The master suite is very large with a wood burning fireplace, private deck, big windows and 4 pc ensuite with jet tub. Three additional bedrooms on the upper floor and a family 4 pc bath. Two upper bedrooms back on to their own upper deck above the back yard. Fully developed basement. Two big bedrooms with egress windows, stackable laundry system, lower counters and laundry sink as well as a cold room in the basement. Very large living space in the main area of the basement as well as an updated 3 pc bath. Very private yard with 30 ft spruce trees, apple trees, cherry trees, raspberry bushes, sea buckthorn, strawberries and large garden area as well as two covered raised beds for growing. The yard is truly beautiful and secluded. Perennial gardens planted around the entire house for beautiful flowers throughout the summer with minimal effort. Custom built covered dog run with ramp for small dogs. This is a quiet wonderfully established

neighbourhood very close to the ring road and Glenmore reservoir. Shopping and bus service as well as many hiking trails, nature walks and amenities close by. Green spaces are beautiful in this neighbourhood with so many deer and wildlife to enjoy.