



107 Pump Hill Place SW
Calgary, Alberta

MLS # A2305329



\$1,215,000

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|------------------|--|---------------|-------------------|
| Division: | Pump Hill | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,131 sq.ft. | Age: | 1975 (51 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Heated Garage | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Lane, Cul-De-Sac, Landscaped, Private, Rectangular Lot, Treed | | |

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|--------------------|--|-------------------|------|
| Heating: | Central, In Floor, Fireplace(s), See Remarks | Water: | - |
| Floors: | Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cedar, Stone, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Walk-In Closet(s), Wired for Sound | | |

Inclusions: Upstairs projector, Hot tub (not connected but functional), Water treatment/filtration unit, Gun Safe in Garage, Sprinkler system (sold as is)

Welcome to this beautifully upgraded home on a quiet cul de sac in the prestigious community of Pump Hill, offering over 3,000 sq ft of fully finished living space and an exceptional blend of comfort, style, and location. Renovated down to the studs in 2009 and thoughtfully updated since, this home is truly move-in ready. *BONUS - Sellers are installing a BRAND NEW ROOF this week* The main floor impresses with soaring vaulted ceilings and a thoughtfully designed layout. The sunken living room creates a warm, inviting focal point, featuring a stunning stone fireplace with gas valve starter and built-in shelving. The dining area flows seamlessly into the bright, open kitchen, complete with newer appliances, an oversized butcher's block island, a gas cooktop with pot filler, and easy access to the expansive back deck for effortless indoor-outdoor living. You'll also find a versatile main floor office with space to accommodate guests, a stylish half bath with unique copper-toned tile accents, and a convenient mudroom and laundry area with updated washer/dryer and laundry chutes connecting from the upstairs bedrooms. Upstairs, the spacious primary suite is a true retreat, featuring a walk-in closet, spa-inspired ensuite with dual vanities and a luxurious shower, and a private balcony overlooking the serene backyard. Two additional bedrooms share a well-designed 5-piece bathroom. Each bathroom in the home is enhanced with in-floor heating for year-round comfort. The fully renovated basement (2021) extends your living space with a fourth bedroom and a stunning spa-like ensuite complete with steam shower and soaker tub. A large rec area offers flexibility for a games area, a home theatre setup, or additional family space. Step outside to your private west-facing backyard oasis, surrounded by mature trees. The massive tiered composite deck is built

for entertaining, featuring a custom-built gas firepit and hookups for outdoor heaters perfect for enjoying Calgary's evenings. The heated garage includes rough-in for an EV, complemented by a large driveway for ample parking. Other recent upgrades include brand new luxury vinyl plank flooring (2026), heat pump and A/C (2023), furnace (2023), water softener (2023), Fridge/Dishwasher/Washer/Dryer (2023), and a brand-new wall oven (2026). Ideally located, families will appreciate the proximity to sought-after schools such as Nellie McClung, Jon Ware and St. Benedict, along with parks, amenities, and convenient commuter routes just minutes away. Don't miss this exceptional opportunity to enjoy upscale living in one of Calgary's most desirable neighbourhoods.