



THE
A-TEAM

**RE/MAX
FIRST**

19 PUMP HILL Close, Calgary T2V5E5

MLS® #: **A2079558**

Area: **Pump Hill**

Listing Date: **10/03/23**

List Price: **\$9,900,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2002**
Lot Information
Lot Sz Ar: **7,633 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **10,600**
Low Sqft:
Ttl Sqft: **10,600**

DOM

229
Layout
Beds: **6 (5 1)**
Baths: **9.5 (7 5)**
Style: **2 Storey**

Parking

Ttl Park: **9**
Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Landscaped,Many Trees,Street Lighting,Pie Shaped Lot**
Park Feat: **Electric Gate,Gated,Heated Garage,Quad or More Detached**

Utilities and Features

Roof: **Asphalt Shingle,Rubber**
Heating: **Boiler,Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Courtyard,Garden,Private Yard,Rain Gutters**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Disposal,Dryer,Freezer,Garage Control(s),Microwave,Refrigerator,Trash Compactor,Warming Drawer,Washer,Window Coverings**
Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Crown Molding,Double Vanity,Dry Bar,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Soaking Tub,Storage,Suspended Ceiling,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------|--------------|-----------------------|--------------------|--------------|----------------------|
| Kitchen | Main | 25`0" x 19`0" | Dining Room | Main | 24`0" x 17`8" |
| Dining Room | Main | 31`0" x 18`8" | Great Room | Main | 31`0" x 18`8" |
| Living Room | Main | 20`6" x 18`11" | Den | Main | 19`9" x 16`0" |

| | | | | | |
|-------------------|----------|----------------|------------------|----------|----------------|
| Office | Main | 21`11" x 19`8" | Library | Upper | 18`8" x 11`0" |
| Bedroom - Primary | Upper | 24`0" x 19`1" | Bedroom | Upper | 22`7" x 12`8" |
| Bedroom | Upper | 19`8" x 13`11" | Bedroom | Upper | 18`8" x 13`9" |
| Bedroom | Main | 18`11" x 18`6" | 2pc Bathroom | Main | 8`2" x 6`10" |
| 2pc Bathroom | Main | 9`11" x 6`4" | 2pc Bathroom | Main | 6`3" x 5`6" |
| 4pc Ensuite bath | Main | 15`8" x 10`7" | 3pc Ensuite bath | Upper | 9`8" x 6`4" |
| Game Room | Basement | 39`0" x 31`0" | Bedroom | Basement | 18`1" x 13`2" |
| Wine Cellar | Basement | 20`9" x 14`5" | Media Room | Basement | 26`4" x 12`8" |
| Mud Room | Lower | 15`4" x 14`11" | Laundry | Basement | 10`4" x 6`8" |
| Laundry | Upper | 7`1" x 4`8" | 4pc Bathroom | Upper | 11`11" x 8`1" |
| 4pc Bathroom | Upper | 11`3" x 8`1" | 4pc Ensuite bath | Upper | 17`11" x 18`3" |
| 3pc Ensuite bath | Basement | 9`11" x 8`3" | 2pc Bathroom | Basement | 9`3" x 5`9" |
| 4pc Ensuite bath | Upper | 17`0" x 18`3" | 2pc Bathroom | Basement | 9`3" x 55`9" |

Legal/Tax/Financial

Title: Zoning:
Fee Simple **DC**
Legal Desc: **9211163**

Remarks

Pub Rmks: This splendid French Provence-inspired estate encompasses over 14,000 sq ft of meticulously crafted living space on a generous 0.60-acre lot. With 6 bedrooms, 7 full bathrooms, 5 half-bathrooms, 5 fireplaces, 9 car heated garage, it embodies opulent estate living against the backdrop of a lush private reserve. An architectural masterpiece, this home harmoniously fuses the finest in French & Italian craftsmanship. Every corner of this bespoke dwelling is adorned with custom-made chandeliers, exquisite light fixtures, ornate French door handles, luxurious curtains, & solid kitchen cabinets w/ French styling. Upon arrival through the wrought-iron electric gate, a grand interlocking driveway leads to majestic double front doors. The foyer welcomes you with soaring 20 ft ceilings, dramatic dual curved staircase adorned w/ custom wrought iron, French parquet floors & crystal chandeliers imported from Italy. The formal seating area, nestled between the 24 guest dining room & piano room, exudes timeless elegance. Adjacent is a parlour room w/ gas fireplace & curved windows offering serene views of the backyard. On the main floor, discover a gourmet Provence-inspired kitchen w/ ceiling-height cabinetry, granite countertops, prep island, baker's counter & top-of-the-line appliances, including a Sub-Zero refrigerator, a coffee station, a Wolf professional dual-oven 6-burner range + 2 BBQ grates, 2 built-in dishwashers, built-in freezer, drink cooler, & warming drawer. Adjacent, a Butler's kitchen & spacious walk-in pantry w/ 2 freezers await. Garden doors beckon you to the expansive private backyard. In the west wing, find an office w/ city views, wood-burning fireplace, wet bar, & powder room. Across the hall, a generous family room awaits, complete w/ another wood fireplace, sizable guest room w/ its own balcony, a luxurious 4-piece ensuite, & convenient coffee station. The upper west wing hosts an elegant Primary Suite featuring a private balcony, gas fireplace, workout room, & spa-like ensuite w/ a glass vertical & rain shower, his & hers 5-pc. ensembles, & his & hers dressing rooms. Ample closets ensure storage, including an upper-floor laundry. A library-study room featuring floor-to-ceiling shelves, 2 built-in desks, & moving book ladder completes this level. The upper east wing encompasses 3 spacious bedrooms, each offering its own balcony & ensuite. The lower walk-out basement is an entertainment haven, featuring an air conditioned 9 seat theater, popcorn station, bar, billiard area, & wine cellar which has climate control & a tasting area. Additional amenities include a 2nd laundry room, extra bedroom w/ 4-pc ensuite, walk-in closet, office, & 2 more 3-piece bathrooms. Also, a new roof in 2020. Located in the prestigious & exclusive Pump Hill community, this estate offers unparalleled elegance & comfort. Enjoy close proximity to the outstanding schools, Shopping Centers, Southland Leisure Center, Rockyview Hospital, Glenmore Reservoir, sailing club, & Glenmore Park.

Inclusions: office desks, theater room chairs
Property Listed By: **ENGEL & VOLKERS CALGARY**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











