



THE
A-TEAM

**RE/MAX
FIRST**

247 PUMP HILL Crescent, Calgary T2V4L9

MLS®#: **A2117691**

Area: **Pump Hill**

Listing Date: **03/26/24**

List Price: **\$1,199,888**

Status: **Active**

County: **Calgary**

Change: **-\$12, 22-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1981**

Lot Information

Lot Sz Ar: **8,449 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,103**
Low Sqft:
Ttl Sqft: **3,103**

DOM

54

Layout

Beds: **6 (5 1)**
Baths: **4.0 (3 2)**
Style: **2 Storey Split**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Landscaped,Private,Treed**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**

Int Feat: **Granite Counters,No Animal Home,No Smoking Home,Sauna,Skylight(s),Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	19`3" x 16`2"
Kitchen	Main	13`2" x 10`2"
Family Room	Main	13`6" x 13`2"
Sunroom/Solarium	Main	17`8" x 11`9"
2pc Bathroom	Main	
Bedroom - Primary	Upper	19`2" x 14`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	24`4" x 9`11"
Breakfast Nook	Main	13`2" x 9`1"
Laundry	Main	11`1" x 10`1"
Bedroom	Main	12`2" x 7`6"
1pc Bathroom	Main	
Bedroom	Upper	12`11" x 9`5"

Bedroom	Upper	12`1" x 11`3"	Bedroom	Upper	11`4" x 9`5"
5pc Ensuite bath	Upper		4pc Bathroom	Upper	
Bedroom	Basement	19`2" x 11`8"	3pc Bathroom	Basement	
Play Room	Basement	30`9" x 21`11"	Office	Basement	12`1" x 7`5"
Storage	Basement	16`1" x 7`5"	Furnace/Utility Room	Basement	16`4" x 0`0"
Legal/Tax/Financial					

Title:	Zoning:	
Fee Simple	R-C1	
Legal Desc:	7510392	Remarks

Pub Rmks:	<p>I have lived in Pump Hill for almost 30 years. It's a great area. Close to shopping, schools, recreation, transit, bike paths and Stoney Ring Road. There's nothing cookie cutter about this neighbourhood and lovely home. This traditional family home offers the best value of any property on this block sold in this market. This home has it all Upstairs: 4 bedrooms, 2 luxurious full bathrooms, a private deck off the primary bedroom. On the main you'll find generous traditional living and dining rooms, laundry, den/bedroom and washroom. The kitchen is a chef's dream, offering plenty of granite counter work space, gas cooktop and well appointed appliances. Plenty of room to eat and socialize at the breakfast bar and adjoining family room. Like the sun? Take advantage of the massive south facing sunroom off the kitchen. BBQing your thing? No problem in any weather, with your covered deck. The front has a great covered patio with interlocking brick. It's a nice place to relax, watch the world go by or meet and greet your wonderful neighbours. The basement features a large bedroom, full bathroom, office, theatre/media room, sauna and exercise area. As mentioned, this home has it all and more. Check it out for yourself.</p>
Inclusions:	N/A
Property Listed By:	Century 21 Bravo Realty

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











