



THE
A-TEAM

**RE/MAX
FIRST**

19 PUMP HILL Close, Calgary T2V5E5

MLS® #: **A2135951** Area: **Pump Hill** Listing Date: **06/05/24** List Price: **\$9,750,000**
 Status: **Active** County: **Calgary** Change: **-\$150k, 24-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2000**
Lot Information
 Lot Sz Ar: **22,651 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **10,600**
 Low Sqft:
 Ttl Sqft: **10,600**

DOM

168
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: Fee Simple
 Legal Desc: 9211163
 Zoning: R-C1L

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 & large walk-in pantry w/ 2 freezers. 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 burning fireplace, sizable guest room w/ its own balcony, a luxurious 4-piece ensuite, & 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. ensuites, & 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: N/A
 Property Listed By: Engel & Völkers Calgary

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











