



THE
A-TEAM

**RE/MAX
FIRST**

9828 19 Street, Calgary T2V 4C3

MLS®#: **A2167428**

Area: **Pump Hill**

Listing Date: **09/19/24**

List Price: **\$1,048,500**

Status: **Active**

County: **Calgary**

Change: **-\$500, 05-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1976**

Lot Information

Lot Sz Ar: **6,600 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Front Yard,Garden,Gentle Sloping**
Park Feat: **Double Garage Detached**

DOM

62
Layout
Beds: **4 (2 2)**
Baths: **4.0 (4 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Garden**

Construction: **Brick,Wood Frame,Wood Siding**
Flooring: **Carpet,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator**
Int Feat: **Bar,Bookcases,Closet Organizers,Kitchen Island,Open Floorplan,Primary Downstairs,Quartz Counters,Recessed Lighting,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`5" x 4`11"
Kitchen	Main	18`2" x 18`5"
3pc Bathroom	Basement	6`5" x 8`3"
Media Room	Basement	17`5" x 8`11"
Furnace/Utility Room	Basement	7`4" x 15`5"
Family Room	Main	18`2" x 12`2"

Room	Level	Dimensions
Bedroom	Main	11`0" x 10`5"
Bedroom - Primary	Main	14`3" x 14`11"
Bedroom	Basement	9`0" x 11`10"
Laundry	Basement	4`11" x 8`10"
5pc Ensuite bath	Main	13`3" x 10`0"
Living Room	Main	18`4" x 15`11"

Walk-In Closet
Bedroom - Primary
Game Room

Main
Basement
Basement

9`11" x 5`8"
11`7" x 12`11"
31`10" x 14`5"

4pc Bathroom
Exercise Room
Walk-In Closet

Basement
Basement
Basement

8`3" x 4`11"
10`8" x 11`9"
8`3" x 6`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

731708

Zoning:
R-C1

Remarks

Pub Rmks:

Welcome to **PUMP HILL**, one of the most prestigious & luxurious neighborhoods of Calgary. Rarely a property of this caliber & value comes on the market. **COMPLETE** renovation with high end finishes | Custom millwork throughout with a feature wall | 10ft long dual waterfall island | Kitchen Aid SS Appliances | **DOUBLE MASTER BEDROOM** - up & down | Designated GYM | Home Theatre | 2 Huge walk in closets | ALL New Windows | New Roof | Heated Garage | All New SOD, Fence, & Roof | Located just 2 minutes walk away from John Ware Junior High School & Playground | Minutes from Glenmore reservoir, Golf, Heritage Park, & Rocky View Hospital, yet offering quick access to Crowchild & Stoney Trail. | This home has been renovated with a true passion and love for real estate where the fine finishes have to be witnessed to be appreciated. The attention to detail in this house will make you fall in love. The white & black contrast on this brick bungalow gives a curb appeal that is hard to miss, the newly poured concrete walkway takes you to the entry door, situated alongside a cozy privacy-fenced inner yard - perfect to set up a swing chair to enjoy your morning coffee. As you walk inside, you are greeted with a stunning, custom built feature wall & millwork closet, which sets the tone for the finishes in this house. Overlooking the front yard, the **OPEN CONCEPT** main living area features a beautiful TV wall unit with Oak touches and 3 large front windows. A massive paint grade kitchen with accents will leave you in awe as it offers - SS Kitchen Aid appliances, Quartz Countertops, Built-in trash containers, Under cabinet lighting, and a custom oak-finished canopy. The massive 10ft Quartz island offers extra eating space. Along with an abundance of natural light, the huge dining area offers a cozy **FIREPLACE** nestled in a fine-finished wall unit with black tiles. The **BIGGEST** feature & Crown Jewel of this home is that it offer **TWO MASTER BEDROOMS** (Up & Down). The **LUXURIOUS** grand ensuite includes a **BARN DOOR**, Double vanities, huge custom shower, & a **LUXURIOUS FREESTANDING TUB** for you to relax. Another rare find is the **HUGE Walk-in-Closet**, making this Master Suite truly magnificent. The main level also includes a large 2nd bedroom which could be used as an office, music room, nursery etc. & a 4-pc bath, showcasing detailed finishes with white **SUBWAY** tile. The lower level provide equal, if not more value than the upper floor with its 350sqft + rec area with a modern TV unit & another **FIREPLACE** w/ huge windows throughout this level. The **STUNNING** wet **BAR** with creative shelving is hard to take your eyes off of. The 2nd **MASTER BEDROOM** with 4pc ensuite and **HUGE WALK-IN-CLOSET** is a huge feature on this level. A dedicated **HOME THEATRE** is perfect to enjoy movie nights with family & the **EXERCISE ROOM**, with premium rubber flooring & floor to ceiling mirror is great to get your workout in. A Laundry room with Quartz tops, storage & **SINK** completes this level. Come and see what makes this home **SPECTACULAR**.

Inclusions:
Property Listed By:

None
Five Star Realty

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











