



THE
A-TEAM

**RE/MAX
FIRST**

12 PUMP HILL Mews, Calgary T2V4V5

MLS® #: **A2190690** Area: **Pump Hill** Listing Date: **03/06/25** List Price: **\$1,499,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1979**
Lot Information
 Lot Sz Ar: **6,211 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Cul-De-Sac,Landscaped,Pie Shaped Lot**
 Park Feat: **Double Garage Attached,Driveway**

Finished Floor Area
 Abv Sqft: **2,649**
 Low Sqft:
 Ttl Sqft: **2,649**

DOM

4
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Concrete** Construction: **Brick,Composite Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Fire Pit,Private Yard** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Built-In Gas Range,Built-In Oven,Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Washer,Wine Refrigerator**
 Int Feat: **Bar,No Smoking Home,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`2" x 14`10"	Kitchen	Main	15`5" x 13`8"
Dining Room	Main	15`7" x 10`6"	Family Room	Main	18`11" x 14`1"
Office	Main	10`4" x 7`7"	Mud Room	Main	9`1" x 3`10"
Laundry	Main	8`4" x 5`9"	2pc Bathroom	Main	5`0" x 4`7"
Bedroom - Primary	Second	18`1" x 14`7"	4pc Ensuite bath	Second	10`0" x 8`10"
Bedroom	Second	11`4" x 10`1"	Bedroom	Second	14`9" x 10`7"
Bedroom	Second	14`10" x 9`9"	4pc Bathroom	Second	11`4" x 8`8"

Game Room
Flex Space
3pc Bathroom

Basement
Basement
Lower

21`7" x 14`8"
9`11" x 9`5"
11`4" x 5`6"

Bedroom
Storage

Basement
Basement

16`3" x 11`10"
21`11" x 6`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

7711241

Remarks

Pub Rmks: ***Open House Cancelled* Welcome to this stunning two storey walk-out home located on a quiet cul-de-sac in the established community of Pump Hill. This 5-bedroom, 3.5-bath residence has been extensively renovated, blending modern luxury with thoughtful design. The exterior highlights a new driveway and south rear deck, Hardie board siding and a designer glass front door. A bright front entry with elegant marble floors warmly welcomes your family and friends. Continue through to a spacious living room that is comfortable hosting large or small gatherings. The dining room openly communicates with both the kitchen and living room - ideal for family meals or casual entertaining. A chef's kitchen is a dream come true! An expansive granite island with a breakfast bar anchors the room and allows ample space for meal preparation. This high-end kitchen boasts stainless steel appliances, granite countertops, banks of custom cabinets and a charming window seat which overlooks the rear deck. Adjacent to the kitchen is a family room complete with a white stone fireplace and sliding glass doors that leads onto a sunny south-facing deck. A convenient laundry room, office and a 2-piece bathroom complete the main floor. The upper level highlights a spacious primary suite that serves as a serene retreat with a second fireplace, west and south-facing windows, a spacious walk-in closet designed by California Closets plus a "spa" ensuite. Discover three additional bedrooms on this level as well as a cheerful oversized family bath. A fully finished walk-out basement provides your family or guests with additional living space. An impressive, curved brick fireplace, wet bar and paneled walling add warmth and character to the recreation room. A fifth bedroom and full bathroom provide flexibility for guests or older children. Outside, the new deck offers a view of the landscaped yard, complete with an irrigation system, while a convenient shed beneath the deck provides additional storage. From the custom coffered ceilings to the exquisite crown moulding, every detail in this home exudes elegance and thoughtful design. The community of Pump Hill is in close walking distance to top-rated schools. It is a 5 minute drive to all major amenities including Glenmore Park, Heritage Park, the Rockyview Hospital, Glenmore Landing and Co-op Shopping Center. Get the kids off to the right start and experience living in one of Calgary's most sought-after communities!**

Inclusions:
Property Listed By:

Lower level freezer
RE/MAX House of Real Estate

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







