



## 260 Pump Hill Crescent Calgary Alberta

\$1,100,000

This exquisite home welcomes you the moment you walk through the front door. The waterfall feature greets guests in the large foyer and the custom cherry wood cabinetry is not only stunning but functional, providing space for coats and gear keeping everything organized. From the foyer step into the main living area of the home; built for entertaining - the large living room, kitchen and dining room flow together seamlessly. The kitchen island with its metal accents anchors the space and creates a focal point for casual get togethers. A drop-down TV in the living room is there for those nights-in catching up on your favorite shows and out of sight when not in use. The chef in the family will love the gorgeous kitchen with its large gas range, eye-catching rangehood, granite countertops and ample cabinetry. The family room is set off from the rest of the main level creating another space to entertain or to step away into a more private, informal space. The focal point of the room is the wood burning fireplace with ceiling height stonework and framed by built-in display spaces. This room opens onto the backyard patio through a sliding glass door. A 2-piece bath, main floor laundry, additional built-in cabinetry and back entrance complete this level. On the second level are 3 bedrooms including a large primary retreat! A private balcony and a 5-piece ensuite featuring a jacuzzi tub and steam shower, built-in cabinets and closets create a sanctuary to help you unwind at the end of a busy day! This level has another 2 good sized bedrooms and a 4-piece bathroom. In the basement you will find the theatre room - a movie lover's paradise! Complete with projector, screen, sound system, theater seating with tables and acoustic wall panelling makes it a true movie theater experience. No need to go upstairs for snacks and drinks, the bar is open with a wine/bar f...

Primary Bedroom 12.33 Ft x 10.58 Ft

5pc Bathroom 12.33 Ft x 17.67 Ft

Bedroom 14.50 Ft x 11.67 Ft

Bedroom 11.17 Ft x 8.67 Ft

4pc Bathroom 8.83 Ft x 7.17 Ft

Media 24.17 Ft x 24.75 Ft

Furnace 10.75 Ft x 9.00 Ft

Storage 15.17 Ft x 16.17 Ft

Foyer 9.83 Ft x 11.33 Ft

Kitchen 12.67 Ft x 13.50 Ft

Dining room 12.67 Ft x 12.58 Ft

Living room 24.67 Ft x 15.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Mirror**

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Den 7.17 Ft x 12.00 Ft  
Office 7.83 Ft x 7.42 Ft

Family room 17.92 Ft x 12.17 Ft  
2pc Bathroom 5.92 Ft x 3.00 Ft