



# 1521 92 Avenue Calgary Alberta

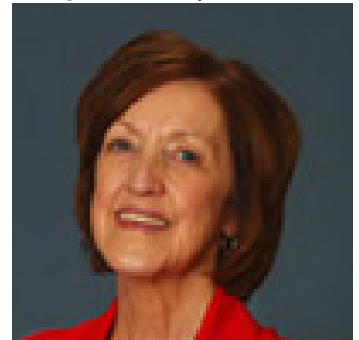
\$3,800,000

Attention Builders and Developers! Situated on one of Calgary largest lots, this prime 43,486 +/- sq. ft (144 ft x 303 ft) private lot awaits! Located in highly desirable Pump Hill, the options are endless to build new on the lot or update the existing sprawling estate home. With over 10,264 sq. ft of living space on 3 levels, formal rooms throughout plus 5 bedrooms, 9 bathrooms, 7 fireplaces, the grandeur of this home is unmistakable. Open concept kitchen with granite counters and stainless steel "Ultra line" appliances. Indoor pool with gym area, sauna and 3 piece bath. 3 large bedrooms on the main each with ensuites plus 2 on the upper level also with ensuites, library and access to a large roof top patio. Fully developed lower level with family room with bar area, billiards room, media/theater area plus flex area which could be used as another bedroom. The private south facing yard with entertaining area, firepit and fireplace. Additionally, there is a 4 car heated garage and impressive circular drive way secured behind gates. Located in the heart of SW Calgary, this home is in close proximity to excellent schools, Glenmore Landing shopping center, Calgary JCC, and offers easy access to miles of picturesque walking and biking paths surrounding the Glenmore Reservoir. (id:6769)

Family room 27.75 Ft x 15.67 Ft  
 Recreational, Games room 21.75 Ft x 14.33 Ft  
 Media 27.00 Ft x 19.58 Ft  
 Other 32.50 Ft x 18.00 Ft  
 Storage 16.33 Ft x 7.42 Ft  
 4pc Bathroom Measurements not available  
 Foyer 15.92 Ft x 15.50 Ft  
 Living room 29.33 Ft x 17.17 Ft  
 Family room 23.08 Ft x 15.17 Ft  
 Kitchen 17.75 Ft x 14.83 Ft

Breakfast 12.50 Ft x 11.50 Ft  
 Dining room 18.00 Ft x 13.33 Ft  
 Den 17.25 Ft x 9.50 Ft  
 Exercise room 23.33 Ft x 11.75 Ft  
 Other 51.00 Ft x 27.00 Ft  
 Sauna 7.75 Ft x 6.83 Ft  
 Laundry room 11.33 Ft x 9.17 Ft  
 Bedroom 14.00 Ft x 13.75 Ft  
 Bedroom 13.75 Ft x 13.00 Ft

Listing Presented By:



Originally Listed by:  
 RE/MAX Real Estate (Central)

<http://www.gordonwross.com/>



**CIR**

**REALTY**

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
 cawarawa@shaw.ca