



## 336 Pump Hill Gardens Calgary Alberta

\$1,599,900

Bright + beautifully renovated executive family home with pleasing curb appeal, highlighted by a large covered front patio complete with heater -- perfect for enjoying the outdoors year-round. This home shows beautifully + offers a warm, welcoming entrance that opens to a spacious living room with soaring ceilings + a huge picture window that fills the space with natural light. The chef's kitchen is designed for both everyday living + entertaining, featuring abundant cabinetry + counter space, professional stainless steel appliances, a large island with seating + a generous informal dining area. Just steps down is the comfortable family room with a striking stone feature wall, gas fireplace, built-in shelving + wall-mounted TV. Oversized patio doors lead directly to the landscaped backyard. Upstairs you'll find three well-sized bedrooms, convenient laundry + a family bath, along with a fantastic primary retreat. The primary bedroom is exceptionally spacious, offering extensive ample closing space, a spa-inspired ensuite + a huge private deck. The fully developed lower level adds even more living space with a large recreation room, bathroom with full steam room, guest bedroom + excellent storage. The big backyard is ideal for play + entertaining, complete with a fire pit. Additional highlights include fresh neutral paint, hardwood flooring, stylish light fixtures, lush carpeting + a double attached garage. Ideally located close to off-leash areas, parks, schools, Rockyview hospital + all amenities.

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3pc Bathroom 7.25 Ft x 13.17 Ft

Bedroom 11.92 Ft x 13.50 Ft

Bonus Room 9.00 Ft x 9.83 Ft

Recreational, Games room 24.92 Ft x 15.00 Ft

Media 27.33 Ft x 13.75 Ft

Furnace 17.58 Ft x 8.67 Ft

2pc Bathroom 4.67 Ft x 6.50 Ft

Dining room 8.25 Ft x 15.67 Ft

Family room 23.67 Ft x 14.25 Ft

Kitchen 11.00 Ft x 21.33 Ft

Living room 18.92 Ft x 17.00 Ft

Other 7.83 Ft x 6.50 Ft

5pc Bathroom 7.58 Ft x 11.00 Ft

5pc Bathroom 13.00 Ft x 12.17 Ft

Bedroom 14.00 Ft x 11.00 Ft

Bedroom 11.00 Ft x 10.33 Ft

Primary Bedroom 15.33 Ft x 20.75 Ft

Other 6.25 Ft x 12.08 Ft

Listing Presented By:



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