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340 Pump Hill Gardens SW
Calgary, Alberta

MLS # A2352285

$1,800,000

Division:	Pump Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,887 sq.ft.	**Age:**	1978 (48 yrs old)
Beds:	5	**Baths:**	4 full / 1 half
Garage:	Front Drive, Garage Door Opener, Heated Garage, See Remarks, Triple Gara		
Lot Size:	0.35 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood, Marble	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Cedar, Concrete, See Remarks, Stone	**Zoning:**	R-C1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bookcases, Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home

Inclusions: Fridge in kitchen will be replaced with another fridge can be seen in property.

Welcome to your private oasis. Enter through your exclusive private driveway leading to the front steps of this magnificent estate home, lovingly maintained by its original owners for over 40 years. Situated on a massive lot of over 15,000 square feet next to a peaceful park, this property enjoys a prime location tucked away in a quiet, sprawling cul-de-sac in Pump Hill Gardens. Step through the grand double front doors into a spacious foyer featuring soaring ceilings and a stunning, sweeping spiral staircase. The main level is designed for both sophisticated entertaining and comfortable family living: The Living & Family Rooms: A formal living room features large windows and a double-sided, wood-burning fireplace. This cozy feature transitions beautifully into the family room, which boasts high-quality, built-in wooden bookshelves and direct access to your private patio. The Gourmet Kitchen: Completely updated and a chef’s true dream, it features high-end stainless steel appliances, a spacious dinette area, a formal dining room, and a convenient secondary butler's kitchen. The Office: A generous workspace large enough to comfortably accommodate two desks. The Great Room Showstopper: This grand, resort-like space expands the main floor to over 2,800 square feet. Formerly an indoor pool and hot tub area, these features still exist intact beneath the current flooring. The pool system was fully operational until it was carefully covered just a year ago, allowing a new owner to easily convert it back into a working aquatic oasis. In the meantime, this massive room offers endless possibilities as a grand ballroom, fitness studio, or tropical indoor haven. The Upper Level Upstairs, you will find four spacious bedrooms and a full bathroom. The primary retreat is an absolute sanctuary, complete with its own private wood-burning fireplace, a large walk-in closet, and

a beautifully updated, spa-like ensuite. The Lower Level The fully developed basement adds massive value, offering a spacious recreation area, a large family room with another wood-burning fireplace, and a potential nanny or guest suite featuring a massive bedroom (complete with its own fireplace) and a 3-piece bathroom.This spectacular home and its breathtaking grounds must be seen in person to be truly appreciated. Call today to schedule your private tour.

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