

**216 Pump Hill Crescent SW
Calgary, Alberta****MLS # A2250821****\$1,699,900**

Division:	Pump Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,387 sq.ft.	Age:	1976 (49 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Many Trees, Open Lot		

Heating:	Standard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Welcome to this stunning luxury residence in the prestigious community of Pump Hill, fully reimagined with a complete down-to-the-studs renovation. Every detail has been thoughtfully designed and executed with City of Calgary permits, including brand new electrical, plumbing, and HVAC systems for peace of mind and long-term comfort. The exterior of the home has been completely redesigned, featuring new Hardie Board siding, stone accents, a stamped concrete driveway, and a brand-new roof with updated gutters and fascia—giving the home an elegant, modern curb appeal that sets it apart. Inside, this home showcases a timeless yet modern aesthetic, blending warm tones with a high-end finish throughout. The chef’s kitchen is a true showpiece, featuring a premium appliance package with a gas stove, built-in appliances, and an integrated built-in fridge framed by custom Shaker-style cabinetry. Quartz countertops extend seamlessly into a full-height quartz backsplash, complemented by a bespoke canopy hood for a refined finish. The living room centers around a sleek gas fireplace wrapped in quartz, creating a sophisticated focal point for gatherings. Bedrooms are generously appointed, with custom melamine walk-in closets designed for both style and function. Each bathroom is crafted with durability and luxury in mind—walls are fully tiled for a spa-like feel and easy maintenance, while the lower-level bathroom is elevated with a steam shower. Additional features include a central vacuum system, stamped concrete driveway, and a 240V garage outlet for electric vehicles. With 3 bedrooms on the main level, 2 additional bedrooms in the fully finished basement, and a total of 3.5 bathrooms, this home offers both comfort and versatility. This rare property combines the charm of an established neighbourhood with the sophistication

of a brand-new, high-end renovation—perfect for the discerning buyer seeking luxury, functionality, and timeless design.