

## 3 Pump Hill Landing SW Calgary, Alberta

**MLS # A2254168**


# \$769,900

<b>Division:</b>	Pump Hill		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,627 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Few Trees, See Remarks		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Concrete, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Pantry, See Remarks, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

**Inclusions:** Refrigerator, Stove, Hood Fan, Washer, Dryer, Garage Door Opener with Control, All Window Coverings, Dishwasher

Welcome to 3 Pumphill Landing SW – a beautiful, character-rich bungalow with a bright and open floor plan, tucked away in the prestigious and quiet community of Pump Hill Landing. This 2-bedroom, 3-bathroom home with a main floor office offers over 1,590 sq ft on the main level, plus a fully finished basement with a potential third bedroom, ideal for guests or multigenerational living. The spacious living room features vaulted ceilings, a classic wood-burning fireplace, and striking floor-to-ceiling windows that fill the space with natural light. Timeless details like elegant wall mouldings and custom architectural touches create an inviting and sophisticated atmosphere. The kitchen blends charm and function with a center island, floating shelf backsplash, stainless steel appliances, and glass doors leading to the front porch—perfect for morning coffee or evening wine. A formal dining room and breakfast nook offer flexible entertaining options, and the main floor was recently painted throughout, giving the home a fresh, modern feel. The primary suite is a relaxing retreat with a large skylight, a 5-piece ensuite including a jetted tub, walk-in tiled shower, dual sinks, and a spacious walk-in closet with built-in organizers. A bright den/home office at the front of the home is accented with detailed wall moulding and abundant natural light—ready to fit your work-from-home lifestyle or hobby space. The fully developed basement includes a generous recreation room, guest suite with 4-piece bath, kitchenette, and a large storage room with wood paneling and built-in shelving. A mirrored corner wall with cabinet-style detailing adds unique character to the space. Enjoy two private patios and low-maintenance landscaping in the tranquil rear yard. Additional highlights include a double attached garage and unbeatable location—walking distance to Glenmore Landing,

minutes to Chinook Centre, with easy access to Glenmore Trail and Stoney Trail. This home offers exceptional value with pride of ownership shown throughout. It's perfect for empty nesters, snowbirds, or anyone looking to downsize without compromise in one of Calgary's most desirable villa-style communities.