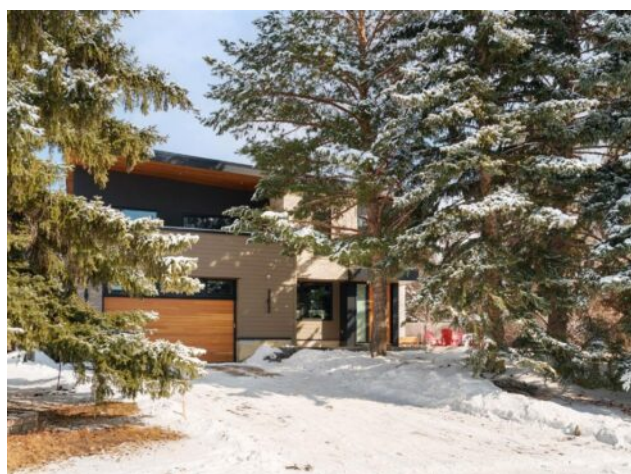


112 Pump Hill Green SW
Calgary, Alberta

MLS # A2281769



\$3,950,000

Division:	Pump Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,795 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	3 full / 3 half
Garage:	Double Garage Attached		
Lot Size:	0.27 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, See Remarks		

Heating:	Boiler, In Floor, Heat Pump	Water:	-
Floors:	Hardwood, Other, Tile	Sewer:	-
Roof:	Asphalt Shingle, Flat	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Mixed, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Chandelier, Crown Molding, Double Vanity, Kitchen Island, No Smoking Home, See Remarks		

Inclusions: Dishwasher (2), Built-in Coffee Machine, Central air Conditioner, Microwave, Range Hood, Built-In Refrigerator, Gas Range, Wine Refrigerator, Bar Fridge, Garage Control(s), Washer, Dryer, Control4 Home System, Security Camera System

A rare offering in the heart of Pump Hill, this completely reimagined residence blends timeless design with modern luxury on an expansive 0.27-acre lot, tucked away on a private cul-de-sac along a quiet, tree-lined street. Taken down to the studs and meticulously rebuilt, this home offers over 5,000 sq.ft. of refined living space, showcasing a sophisticated West Coast aesthetic with an emphasis on light, flow, and exceptional craftsmanship. The main level is both elegant and highly functional, featuring wide-plank hardwood flooring, curated designer lighting, custom millwork, and thoughtfully selected wall treatments throughout. A stunning living room anchored by a gas fireplace flows seamlessly into the chef-inspired kitchen, complete with top-of-the-line appliances, including a built-in Miele coffee system, bespoke cabinetry, and an oversized island designed for gathering. The adjoining dining area overlooks the expansive backyard, creating the perfect backdrop for both everyday living and elevated entertaining. A standout feature of the main floor is the beautifully designed private office, enveloped in rich, moody tones and custom detailing, an inspiring space that evokes focus, creativity, and quiet sophistication. A well-designed mudroom with a dedicated dog wash station connects effortlessly to the attached heated garage, an ideal blend of luxury and practicality. Upstairs, a dramatic open-to-below family room with a second fireplace offers a warm and inviting retreat. Two generously sized bedrooms each feature their own walk-in closets and beautifully appointed ensuites. The primary suite is a true sanctuary, complete with a private balcony and a spa-inspired ensuite featuring premium finishes and a heated towel warmer. The fully developed lower level is designed for modern living, featuring a professional-grade home gym and a custom-built, sound-insulated room

perfectly suited professional-grade Zoom and virtual meetings, offering privacy, clarity, and an elevated at-home experience. A sleek wet bar completes this level, making it ideal for both entertaining and everyday enjoyment. The outdoor space is equally impressive, with landscaping to be completed by the current owners, presenting a rare opportunity to enjoy a fully finished, turnkey property in one of Calgary's most prestigious communities. An exceptional home where design, comfort, and location converge. (Exterior front image has been virtually staged to reflect one of Calgary's many seasons)