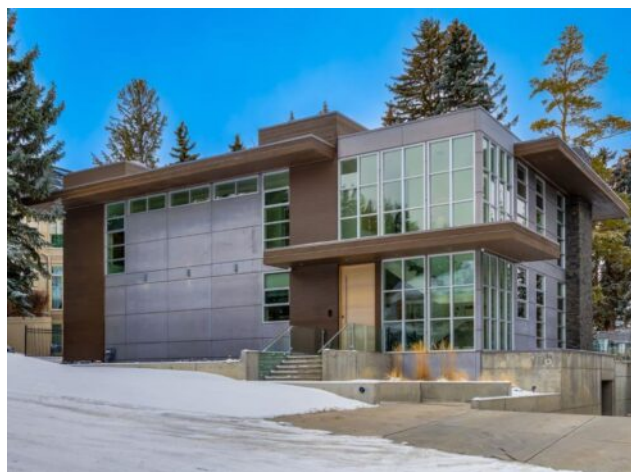


106 Pumpridge Place SW
Calgary, Alberta

MLS # A2292405



\$3,900,000

Division:	Pump Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,877 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	5 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.27 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Greenbe		

Heating:	In Floor, Fireplace(s), Natural Gas	Water:	-
Floors:	Concrete, Hardwood, Marble	Sewer:	-
Roof:	Flat	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, ICFs (Insulated Concrete Forms), Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound		

Inclusions: AC X2, Miele refrigerator, Miele freezer, coffee maker, induction cooktop, hood fan, 2 dishwashers, garburator, instant hot water and reverse osmosis system, Miele wine fridge, underground sprinklers, all window coverings including drapes, mud room cushion, security system, Elan system - all home automation equipment, Sonos, subwoofer X2 (main floor + basement), ceiling speakers, desk (main floor office), freezer (garage), garage shelves, bike hooks (garage), All TV's and TV Brackets (professionally set up by home automation specialist - Future Technology)

Stunning modern estate offering a rare combination of architectural excellence, elevated craftsmanship, and thoughtfully designed family living, ideally situated on a quiet cul-de-sac on over a quarter acre in the prestigious community of Pump Hill. Built in 2016, this remarkable legacy home was designed by the award-winning Vancouver firm Stuart Howard Architects, with interiors by acclaimed designer Paul Lavoie, and constructed by Riverview Custom Homes. From the moment you arrive, the home makes a statement. An impressive 9-foot pivot door opens to a grand foyer with soaring ceilings, expansive walls of triple-pane windows, a dramatic open-riser staircase, dual closets, and a newly upholstered bench. Inside, 5,500 square feet of living space unfolds with light-filled rooms and seamless indoor-outdoor connections. The open-concept main level is designed for both elegant entertaining and comfortable everyday living. A stunning executive office features custom millwork and tranquil views of the surrounding trees. The living room is anchored by a sleek Ortal fireplace and heated marble flooring, creating a warm yet contemporary gathering space. At the heart of the home is a chef-inspired kitchen showcasing quartz countertops and a premium Miele appliance package, including 72" of panelled refrigeration, induction cooktop, dual dishwashers, wine fridge, and built-in coffee system—perfect for both casual family meals and sophisticated entertaining. Designed with families in mind, the home offers five spacious bedrooms, each with its own ensuite, walk-in closet, and built-in desk space. Every bathroom is finished with timeless floor-to-ceiling marble and designer fixtures. Comfort is exceptional year-round thanks to hydronic in-floor heating on every level and two air conditioning units, while a fully integrated home

automation system manages lighting, security, and built-in speakers throughout. The lower level features polished concrete floors and offers incredible flexibility with a large guest bedroom, full gym, and spacious recreation room. A massive mudroom connects to the attached heated triple garage, providing abundant storage for busy family life. Outside, the sunny WEST-facing backyard is a private retreat surrounded by mature trees, while the snowmelt driveway and front walkway ensure effortless winters. Located just minutes from Glenmore Reservoir and Rockyview General Hospital, this home offers the tranquility of an established neighborhood with convenient access to top amenities, parks, and pathways. A rare opportunity to own a truly distinctive modern estate in one of Calgary's most sought-after communities. Floor plans and a 3D tour are readily available, providing a glimpse into this dream home.