

**322 Pumpridge Place SW
Calgary, Alberta**

MLS # A2239469



\$1,750,000

Division:	Pump Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,465 sq.ft.	Age:	1986 (39 yrs old)
Beds:	4	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.44 Acre		
Lot Feat:	Back Yard, Landscaped, Pie Shaped Lot, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Quartz Counters, Skylight(s), Soaking Tub, Storage		

Inclusions: N/A

Tucked away on a quiet cul-de-sac in one of Calgary's most exclusive communities, this rare offering presents one of the city's finest properties. The close to half acre pie-lot is secluded and backs directly onto a Municipal Nature Reserve on multiple sides. With multiple sun exposures and mature trees surrounding the property, the yard offers an unmatched level of privacy and natural beauty. The lot is home to a like-new 30x70 sport court, built on a concrete foundation and fully fenced and lit making it perfect for year-round recreation. The existing 3,500 SF home offers the potential for a significant renovation to the studs or the chance to tear down and build your dream home from the ground up. Opportunities like this are incredibly rare, especially on a property of this size and caliber. This is your chance to secure a truly exceptional piece of real estate in a coveted, established neighborhood that is ideal for families, investors, or custom home builders alike.