

**1521 92 Avenue SW
Calgary, Alberta**

MLS # A2183655



\$3,800,000

Division:	Pump Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	6,793 sq.ft.	Age:	1976 (48 yrs old)
Beds:	5	Baths:	6 full / 3 half
Garage:	Concrete Driveway, Driveway, Heated Garage, Insulated, Oversized, Quad or		
Lot Size:	1.00 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, Interior Lot, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Wood	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Recreation Facilities, Sauna, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Attention Builders and Developers! Situated on one of Calgary largest lots, this prime 43,486 +/- sq. ft (144 ft x 303 ft) private lot awaits! Located in highly desirable Pump Hill, the options are endless to build new on the lot or update the existing sprawling estate home. With over 10,264 sq. ft of living space on 3 levels, formal rooms throughout plus 5 bedrooms, 9 bathrooms, 7 fireplaces, the grandeur of this home is unmistakable. Open concept kitchen with granite counters and stainless steel "Ultra line" appliances. Indoor pool with gym area, sauna and 3 piece bath. 3 large bedrooms on the main each with ensuites plus 2 on the upper level also with ensuites, library and access to a large roof top patio. Fully developed lower level with family room with bar area, billiards room, media/theater area plus flex area which could be used as another bedroom. The private south facing yard with entertaining area, firepit and fireplace. Additionally, there is a 4 car heated garage and impressive circular drive way secured behind gates. Located in the heart of SW Calgary, this home is in close proximity to excellent schools, Glenmore Landing shopping center, Calgary JCC, and offers easy access to miles of picturesque walking and biking paths surrounding the Glenmore Reservoir.