

# \$1,987,000 - 204 Pump Hill View Sw, Calgary

MLS® #A2197679

**\$1,987,000**

4 Bedroom, 4.00 Bathroom, 2,762 sqft

Residential on 0.21 Acres

Pump Hill, Calgary, Alberta

OPEN HOUSE SATURDAY APRIL 26, 1-4PM.

Over 4,000 sq ft on 3 floors. 4 beds/4 full baths. Amazing luxury home with park on 2 sides. INSIDE, the home has been through an incredible 9-year TRANSFORMATION, designed by an artist and an engineer, with high-end finishes & innovative upgrades. Gone is the sunken living room. A large part of the main floor was leveled for a new kitchen, dining, butler's pantry, mudroom, bathroom with shower. Enter through a MASSIVE 8' x 48" Walnut pivot door. Ceilings rise over 20'. 2 stunning CHANDELIERS hanging like jewels in the airy space. Your eyes are immediately drawn to a stunning 3 storey STONE WALL visually connecting the 3 floors. A skylight, high up on the wall further amplifies abundant natural light. To the right, the living room vaults to 13' and features floor-to-ceiling windows and a captivating 3-sided fireplace. Opposite, a MAIN FLOOR OFFICE has vaulted ceilings and 2 large corner windows overlooking the park. NEXT, the new open-concept kitchen and dining boast 9' ceilings, an oversized island with premium granite (seating for 4-5), wine fridge, 2-tone soft-close cabinetry, and a convenient 16' built-in hutch. High-end appliances include a double oven with a microwave, WiFi-enabled smart fridge, and induction cooktop (there's a gas connection as well). Don't miss the hidden walk-in Butler's pantry, with granite counters, full-height cupboards, and oversized fridge. A well designed MUDROOM features 2 built-in



benches, large closet, heated tile flooring, and access to a bathroom with a SHOWER. -- UPSTAIRS -- a large PRIMARY SUITE impresses with PARK & GARDEN views, private balcony, and spa-inspired ensuite with heated floors, double sinks, soaker tub, multi-jet shower, water closet, and walk-in dressing area. 2 additional spacious bedrooms showcase park VIEWS in one, mountain VIEWS in the other. A 2nd full bathroom offers heated floors, a tub/shower combo, and double sinks. There is a bright laundry room opening to a front balcony with stunning mountain VIEWS. -- LOWER -- Designed for entertaining, the lower level includes a wine room, state-of-the-art movie room (87" TV & sound system included), games room with wet bar, bar fridge and dishwasher, storage room, plus a generous guest bedroom with a semi-private bathroom. -- OUTDOORS -- Enjoy the expansive maintenance-free composite deck complete with a gas hookup. A matching custom shed has large windows, modern lighting, plugs, and skylight. Landscaping features mature trees, gardens, and an in-ground sprinkler. -- ADDITIONAL -- new windows through most of the home "triple-pane in the front, air conditioning upstairs (2024), on-demand water heating (2018), upgraded flooring, all new lighting, Hardie board siding and cultured stone (2024). -- THE AREA -- minutes from Rockyview Hospital, top-rated schools, Southland Leisure, Glenmore & Heritage Park, shopping & amenities. Quick access to the ring road & SW BRT.

Built in 1978

**Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2197679    |
| Price    | \$1,987,000 |
| Bedrooms | 4           |

|                |                |
|----------------|----------------|
| Bathrooms      | 4.00           |
| Full Baths     | 4              |
| Square Footage | 2,762          |
| Acres          | 0.21           |
| Year Built     | 1978           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 204 Pump Hill View Sw |
| Subdivision | Pump Hill             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2V 4M9               |

### Amenities

|                |                                                                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Cable Available, Cable Internet Access, Electricity Connected, High Speed Internet Available, Natural Gas Connected, Underground Utilities, Water Connected |
| Parking Spaces | 4                                                                                                                                                           |
| Parking        | Double Garage Attached, Front Drive, Oversized                                                                                                              |
| # of Garages   | 2                                                                                                                                                           |

### Interior

|                   |                                                                                                                                                                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Bar, Beamed Ceilings, Low Flow Plumbing Fixtures, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Tankless Hot Water, Wet Bar |
| Appliances        | Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Bar Fridge, Convection Oven, ENERGY STAR Qualified Appliances, Induction Cooktop, Instant Hot Water, Wine Refrigerator                                           |
| Heating           | Forced Air, Natural Gas, High Efficiency, Mid Efficiency                                                                                                                                                                                                                                                           |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                                |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                                                                                  |

|              |                                                          |
|--------------|----------------------------------------------------------|
| Fireplaces   | Gas, Living Room, Electric, Recreation Room, Three-Sided |
| Has Basement | Yes                                                      |
| Basement     | Finished, Full                                           |

## Exterior

|                   |                                                                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Garden, Lighting, Courtyard                                                                                                                                                                                   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, Lawn, No Neighbours Behind, Corner Lot, Few Trees, Front Yard, Reverse Pie Shaped Lot, Sloped Down, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                                                                                                                                      |
| Construction      | Stone, Wood Frame, Cement Fiber Board                                                                                                                                                                                                |
| Foundation        | Poured Concrete                                                                                                                                                                                                                      |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2025 |
| Days on Market | 57                  |
| Zoning         | R-C1                |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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