

\$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

Over 4,000 sq ft on 3 floors. This amazing SW executive home includes a park on 2 sides as well as several mature trees and gardens. INSIDE, the home has been through an extensive 9-year TRANSFORMATION, complete with high-end finishes & innovative upgrades. Huge windows show incredible natural light. -- MAIN --Enter through a MASSIVE 8' x 48" Walnut pivot door. You notice the incredible foyer ceilings that rise over 20-feet and 2 stunning CHANDELIERS hang 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 feet and features floor-to-ceiling windows and a captivating 3-sided fireplace. NEED A MAIN FLOOR OFFICE? Adjacent is a versatile space with high ceilings and large corner windows overlooking the park. NEXT, the open-concept kitchen and dining boasts 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 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 deck complete with a gas hookup. There is a matching custom shed with large windows, modern lighting, 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. Seller allowing \$5,000 for window coverings. Original art is negotiable.

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

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

Exterior

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

Additional Information

Date Listed	February 27th, 2025
Days on Market	54
Zoning	R-C1

Listing Details

Listing Office	Real Broker
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