

\$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 | Bar, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Beamed Ceilings, Low Flow Plumbing Fixtures, Skylight(s), Tankless Hot Water, Vaulted Ceiling(s) |
| Appliances | Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Bar Fridge, Built-In Refrigerator, Convection Oven, Double 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, Courtyard, Garden, Lighting |
| Lot Description | Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Street Lighting, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Gentle Sloping, No Neighbours Behind, Reverse Pie Shaped Lot, Sloped Down |
| Roof | Asphalt Shingle |
| Construction | Stone, Wood Frame, Cement Fiber Board |
| Foundation | Poured Concrete |

Additional Information

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|----------------|---------------------|
| Date Listed | February 27th, 2025 |
| Days on Market | 61 |
| Zoning | R-C1 |

Listing Details

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

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