

# \$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

Sorry. Open house cancelled today! 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 Internet Access, Electricity Connected, Natural Gas Connected, Underground Utilities, Water Connected, Cable Available, High Speed Internet Available
Parking Spaces	4
Parking	Double Garage Attached, Oversized, Front Drive
# of Garages	2

### Interior

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

## Additional Information

Date Listed	February 27th, 2025
Days on Market	51
Zoning	R-C1

## Listing Details

Listing Office	Real Broker
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