

# \$1,950,000 - 204 Pump Hill View Sw, Calgary

MLS® #A2197679

**\$1,950,000**

4 Bedroom, 4.00 Bathroom, 2,762 sqft

Residential on 0.21 Acres

Pump Hill, Calgary, Alberta

4,157 sq ft on 3 floors. 4 beds/4 full baths. Designed by an artist and an engineer... Amazing modern luxury home with park on 2 sides. This one-of-a-kind home went through an incredible 9-year TRANSFORMATION, completed with high-end finishes & innovative upgrades. Gone is the sunken living room. Gone is the ugly dark den. A large part of the main floor was leveled for a new kitchen, dining, butler's pantry, mudroom, bathroom with shower. Laundry was moved to the bedroom level. ENTER through a beautiful, MASSIVE 8' x 48" Walnut pivot door into a large foyer where ceilings rise over 20'. Stunning CHANDELIERS hanging like jewels in the airy space. Your eyes are 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 tall corner windows overlooking the park. NEXT, the new 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 Butler's pantry, with granite counters, full-height



cupboards and a second, oversized fridge. The new MUDROOM features 2 built-in benches, large closet, heated tile flooring, and access to a bathroom with a SHOWER. -- UPSTAIRS the large PRIMARY SUITE impresses with PARK & GARDEN views, private balcony, and spa-inspired ensuite with heated floors, double sinks, soaker tub, multi-jet shower, private 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. The bright laundry room opens to a front balcony with stunning MOUNTAIN VIEWS. -- The LOWER level was designed for entertaining and 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 an expansive maintenance-free composite deck is 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). -- 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® #

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Price	\$1,950,000
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	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Bar, Beamed Ceilings, Chandelier, Closet Organizers, Granite Counters, Low Flow Plumbing Fixtures, Recessed Lighting, Skylight(s), Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Wine Refrigerator, Bar Fridge, Built-In Refrigerator, Built-In Oven, Convection Oven, Double Oven, ENERGY STAR Qualified Appliances, Induction Cooktop, Instant Hot Water
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, Lighting, Garden
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Backs on to Park/Green Space, City Lot, Corner Lot, Cul-De-Sac, Few Trees, Gentle Sloping, No Neighbours Behind, Reverse Pie Shaped Lot, Sloped Down, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Cement Fiber Board, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	February 27th, 2025
Days on Market	66
Zoning	R-C1

## Listing Details

Listing Office	Real Broker
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