

# \$1,925,000 - 204 Pump Hill View Sw, Calgary

MLS® #A2197679

**\$1,925,000**

4 Bedroom, 4.00 Bathroom, 2,762 sqft

Residential on 0.21 Acres

Pump Hill, Calgary, Alberta

Open HOUSE Sat/Sun 1-4pm. 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 renovation, 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. Most of the finishing was done in late 2024. YOU 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. A stunning 3 storey STONE WALL visually connects 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 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 tiles, tub/shower combo, and double sinks. The 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 ThEATRE (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 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 â€" triple-pane in the front, air conditioning upstairs (2024), on-demand water heating (2018), upgraded flooring, all new lighting, Hardie board siding, cultured stone (2024). -- MINUTES from ROCKYVIEW HOSPITAL, top-rated schools, Southland Leisure, Glenmore & Heritage Park, shopping & amenities. 5 MINUTES to the NEW ring road & SW BRT.

Built in 1978

### **Essential Information**

MLS® #	A2197679
Price	\$1,925,000

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, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Beamed Ceilings, Low Flow Plumbing Fixtures, Skylight(s)
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Double Oven, ENERGY STAR Qualified Appliances, Garage Control(s), Induction Cooktop, Microwave, Refrigerator, Washer/Dryer, Wine Refrigerator, Convection Oven, Instant Hot Water
Heating	Forced Air, Natural Gas, High Efficiency, 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, City Lot, Corner Lot, Cul-De-Sac, Few Trees, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, Lawn, No Neighbours Behind, Reverse Pie Shaped Lot, Street Lighting, 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	72
Zoning	R-C1

## Listing Details

Listing Office	Real Broker
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