

# \$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 SAT APR 19. 1-4pm. 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, making the grand entrance even grander. 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 | Bar, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Beamed Ceilings |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Built-In Refrigerator, Convection Oven, Double Oven, ENERGY STAR Qualified Appliances, Induction Cooktop, 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, BBQ gas line, Garden, Lighting, Courtyard                                                                                                                                                                                   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn, No Neighbours Behind, Street Lighting, City Lot, Corner Lot, Fruit Trees/Shrub(s), 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 | 50                  |
| Zoning         | R-C1                |

## Listing Details

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

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