

\$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, APRIL 12 1-4 pm

This SW executive home includes a park on two sides. It has been through an extensive nine-year transformation, complete with high-end finishes & innovative upgrades. Huge windows everywhere show incredible natural light and there's breathtaking views throughout! -- MAIN FLOOR --Enter through a 8' x 48" Walnut pivot door. Stepping into the foyer you see ceilings that rise over 20-feet and two stunning chandeliers hang like jewels in the airy space, making the grand entrance even grander. Your eyes are immediately drawn to the stunning stone wall. A three storey statement visually connecting the 3 floors. A skylight, high up on the wall further amplifies abundant natural light. To the right, the living room features floor-to-ceiling angled windows and a captivating three-sided fireplace. NEED A MAIN FLOOR OFFICE? Adjacent is a versatile space with large corner windows overlooking the park. NEXT, the open-concept kitchen and dining boast 9' ceilings, an oversized island with premium granite (seating for 4-5), a wine fridge, two-tone soft-close cabinetry, and a convenient 16' built-in hutch. High-end appliances include a double oven, WiFi-enabled smart refrigerator, 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 and 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. Two additional spacious bedrooms showcase park VIEWS in one and mountain VIEWS in the other. A second 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 (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, and amenities. Quick access to the ring road and SW BRT. Seller is allowing up to \$5,000 for window coverings. Original art can be 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, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Water Connected, Cable Internet Access, Underground Utilities
Parking Spaces	4
Parking	Double Garage Attached, Oversized, Front Drive
# of Garages	2

Interior

Interior Features	Bar, Beamed Ceilings, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, 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, Low Flow Plumbing Fixtures
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s), Instant Hot Water, Microwave, Refrigerator, Washer/Dryer, Wine Refrigerator, Convection Oven, ENERGY STAR Qualified Appliances, Induction Cooktop
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, Courtyard, Garden, Lighting
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn, No Neighbours Behind, Street Lighting, Fruit Trees/Shrub(s), Gentle Sloping, 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	43
Zoning	R-C1

Listing Details

Listing Office	Real Broker
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