

# \$1,790,000 - 204 Pump Hill View Sw, Calgary

MLS® #A2221455

**\$1,790,000**

4 Bedroom, 4.00 Bathroom, 2,762 sqft

Residential on 0.21 Acres

Pump Hill, Calgary, Alberta

PARK/GREENSPACE SIDE + BACK | FULLY renovated contemporary home - finishing done in 2024 | 3 + 1 beds/3 + 1 baths, TOTAL 4,157 sf | EXTRAS: new kitchen/dining, main floor office, Butler's pantry, 4 new bathrooms, basement development, Hardie board siding, cultured stone, new windows to most of home - triple-pane in front, A/C (2024), all new lighting, premium flooring: white oak on main, upper, luxury vinyl below, premium tile - heated in 3 bathrooms and mudroom.

On-demand water heating/new furnace (2018). | 2 balconies with amazing views: WEST balcony - mountains, EAST balcony - park and garden views | large no-maintenance rear deck with gas hookup | \*\*\* This original custom home underwent a complete transformation over the last 9.5 years and is complete with high-end finishes, innovative upgrades, and a discreetly integrated secret room, culminating in a truly BEAUTIFUL HOME with soaring ceilings, seamless flow, and warmth you feel the moment you enter.

Enter through the huge 8' x 48" Walnut PIVOT door (1 foot taller and wider than most doors!) into the dramatic foyer, lit from above by a skylight and anchored by a 3-storey stone wall. Your eyes are immediately drawn to 20'+ ceilings and oversized windows pouring natural light in from every direction.

Enter the living room with a 13' vaulted ceiling, shaped floor-to-ceiling windows, and 3-sided fireplace. Next, a main floor office faces the park, framed by tall corner windows and more



vaulted ceilings.

Dream kitchen: double wall oven with microwave, induction cooktop, smart fridge with WIFI, oversized Titanium GRANITE island with great storage + wine/beverage fridge and seating for 4-5. A custom hutch in the dining area adds 16' of additional counter space and storage. Don't miss the hidden butler's pantry (with its own fridge and prep space). Continue to a mudroom with designer inspired heated tile, double closet and 2 benches with access to a main floor bathroom that includes a shower.

UPSTAIRS: the spacious primary suite showcases garden and park views, private balcony, and spa-like ensuite with double vanity, heated floors, soaker tub, multi-jet shower, private water closet, and walk-in dressing area.

Two more oversized bedrooms have mountain/park views and share a full bath with double sinks and heated tile. The WEST FACING bedroom level laundry opens to a front balcony with an amazing mountain view. DOWNSTAIRS - custom wine room, home theatre with 87" TV and surround sound, games room with wet bar: fridge, dishwasher, large bedroom and a semi-private bath.

OUTSIDE: low maintenance deck with gas hookup, mature trees and gardens, in-ground irrigation, and custom shed designed to match the home - complete with skylight, plugs and lighting.

Walking distance to excellent schools (St. Benedict has a Spanish program). Near Rockyview Hospital, Southland Leisure, Safeway/Coop, major amenities as well as the new Stoney Trail Ring Road.

Built in 1978

## **Essential Information**

|                |                |
|----------------|----------------|
| MLS® #         | A2221455       |
| Price          | \$1,790,000    |
| 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, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Beamed Ceilings, Skylight(s) |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s), Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer, Built-In Refrigerator, Convection Oven, ENERGY STAR Qualified Appliances, Induction Cooktop, Wine Refrigerator, Water Softener                                   |

|                 |  |
|-----------------|--|
| 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, Corner Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, No Neighbours Behind, Street Lighting, City Lot, Few Trees, 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    | May 15th, 2025 |
| Days on Market | 84             |
| Zoning         | R-C1           |

## Listing Details

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

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