

\$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

Sorry. Open house cancelled today! 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. 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 Internet Access, Electricity Connected, Natural Gas Connected, Underground Utilities, Water Connected, Cable Available, High Speed Internet Available |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Oversized, Front Drive |
| # of Garages | 2 |

Interior

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

Additional Information

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|----------------|---------------------|
| Date Listed | February 27th, 2025 |
| Days on Market | 51 |
| Zoning | R-C1 |

Listing Details

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

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