

\$1,990,000 - 204 Pump Hill View Sw, Calgary

MLS® #A2197679

\$1,990,000

4 Bedroom, 4.00 Bathroom, 2,762 sqft
Residential on 0.21 Acres

Pump Hill, Calgary, Alberta

Soo not cookie cutter! â€” Nestled in an established Southwest neighborhood, this beautifully renovated executive home epitomizes a rare blend of privacy and natural beauty. Bordered by park on two sides with just a single neighbouring property, this custom home, originally crafted in 1978, has undergone an extensive nine-year transformation, elevating it into a contemporary haven for both comfortable living and seamless entertaining. -- MAIN FLOOR --Enter through a striking 4' x 8' pivot door into a breathtaking foyer with a 20-foot vaulted ceiling, where stunning chandeliers hang like jewels in the airy space. Your eyes are immediately drawn to the stunning stone wall. A three storey statement of timeless beauty. A skylight, high up on the wall further amplifies the abundant natural light. To the right, the sunlit 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. 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, a large closet, heated tile flooring, and access to a bathroom with a full-sized 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, private 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 a skylight. Landscaping features mature trees, gardens, and an in-ground sprinkler system. -- **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 Centre, Glenmore & Heritage Park, shopping, and amenities. Quick access to the ring road and Southwest BRT.

Built in 1978

Essential Information

MLS® #	A2197679
Price	\$1,990,000

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	Electricity Connected, Natural Gas Connected, High Speed Internet Available, Water Connected, Cable Available, Cable Internet Access, Underground Utilities
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, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Beamed Ceilings, Tankless Hot Water
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Convection Oven, Dishwasher, Double Oven, Garage Control(s), Induction Cooktop, Instant Hot Water, Microwave, Refrigerator, Washer/Dryer, Wine Refrigerator, ENERGY STAR Qualified Appliances
Heating	High Efficiency, Mid Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Three-Sided, Recreation Room
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, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lawn, No Neighbours Behind, Sloped Down, Street Lighting, Corner Lot, Fruit Trees/Shrub(s), Gentle Sloping, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 27th, 2025
Days on Market	26
Zoning	R-C1

Listing Details

Listing Office	Real Broker
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