

# \$1,799,000 - 204 Pump Hill View Sw, Calgary

MLS® #A2221455

**\$1,799,000**

4 Bedroom, 4.00 Bathroom, 2,762 sqft

Residential on 0.21 Acres

Pump Hill, Calgary, Alberta

Amazing views front + back | 2 balconies + large composite deck | One-of-a-Kind CONTEMPORARY home | RENOVATED in/out | 3 + 1 bed/3 + 1 bath | TOTAL 4,157 sf | PARK "SIDE + back |

This custom home underwent a complete transformation over the last 9.5 years (finishing completed in 2024). The designers seamlessly blended beauty, functionality and understated luxury. These elements harmonize with high-end finishes, innovative upgrades, and a discreetly integrated secret room, culminating in a truly BEAUTIFUL living space.

Gone are the awkward levels and sunken spaces of the original layout. In their place: soaring ceilings, seamless flow, and warmth you can feel the moment you enter.

Enter through an amazing 8' x 48" Walnut PIVOT door, into a dramatic foyer, lit from above by a skylight and anchored by a 3-storey stone wall. Your eye is immediately drawn to 20'+ ceilings, and oversized windows pouring light from every direction.

Enter the living room with a 13' vaulted ceiling, shaped floor-to-ceiling windows, and 3-sided fireplace. Next, a versatile office (or formal dining room) 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. An oversized Titanium granite island has a wine/beverage fridge and seats 4-5. A custom hutch in the dining area, adds 16' of additional serving space. Don't miss the



hidden butler's pantry (with its own fridge and prep space).

Continue to a mudroom with designer inspired heated tile and a double closet, 2 benches plus access to a main floor bathroom, complete with shower.

UPSTAIRS: a 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 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 (included), games room with wet bar, fridge and dishwasher, guest 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's complete with skylight, plugs and lighting.

EXTRAS (finishing completed in 2024): new kitchen/dining, main floor office, Butler's pantry, new bathrooms - main and up, Hardie board siding, cultured stone, new windows - triple-pane in front, A/C (2024), all new lighting, premium flooring: white oak on main, upper, luxury vinyl below. On-demand water heating (2018).

Walking distance to an excellent school with a Spanish program, other great schools nearby. Near Rockyview Hospital, Southland Leisure, major amenities as well as the new Stoney Trail Ring Road.

Bonus: Select custom art can be included with the right offer. Can show on short notice.

Built in 1978

## Essential Information

MLS® #	A2221455
Price	\$1,799,000
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, Water Connected, Cable Available, Cable Internet Access, High Speed Internet Available, 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, 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, Low Flow Plumbing Fixtures
Appliances	Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Softener, Convection Oven, Double Oven, ENERGY STAR Qualified Appliances, Induction Cooktop, 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, Courtyard, Garden, Lighting
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, No Neighbours Behind, Street Lighting, Corner 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	48
Zoning	R-C1

## Listing Details

Listing Office	Real Broker
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