



THE
A-TEAM

**RE/MAX
FIRST**

204 PUMP HILL View, Calgary T2V 4M9

MLS®#: **A2162506** Area: **Pump Hill** Listing Date: **09/05/24** List Price: **\$2,100,000**
Status: **Active** County: **Calgary** Change: **-\$75k, 20-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1978**
Lot Information
Lot Sz Ar: **8,955 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,762**
Low Sqft:
Ttl Sqft: **2,762**

DOM

139
Layout
Beds: **4 (3 1)**
Baths: **4.0 (4 0)**
Style: **2 Storey Split**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Greenbelt, No Neighbours Behind, Many Trees, Pie Shaped Lot, Sloped Down, Treed**
Park Feat: **Double Garage Attached, Driveway**

Utilities and Features

Roof: **Asphalt**
Heating: **High Efficiency, Mid Efficiency, Natural Gas**
Sewer:
Ext Feat: **Balcony, BBQ gas line, Garden, Lighting, Private Yard, Rain Gutters, Storage**

Construction: **Cement Fiber Board, Stone, Wood Frame**
Flooring: **Hardwood, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Convection Oven, Dishwasher, Double Oven, Dryer, ENERGY STAR Qualified Appliances, Garage Control(s), Induction Cooktop, Instant Hot Water, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Conditioner, Water Softener, Wine Refrigerator**

Int Feat: **Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows**

Utilities: **Cable Available, Electricity Connected, Natural Gas Connected, Garbage Collection, High Speed Internet Available**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	8`6" x 7`4"	Kitchen	Main	16`7" x 13`10"
Pantry	Main	5`5" x 13`11"	Dining Room	Main	12`9" x 16`3"
Living Room	Main	15`10" x 21`6"	Office	Main	10`8" x 10`3"
Mud Room	Main	12`6" x 9`8"	Bedroom - Primary	Second	16`10" x 16`3"
Bedroom	Second	16`3" x 12`6"	Bedroom	Second	13`11" x 12`6"
Walk-In Closet	Second	11`0" x 6`11"	3pc Bathroom	Main	7`4" x 7`8"
4pc Bathroom	Second	7`11" x 9`11"	5pc Ensuite bath	Second	15`7" x 10`6"

**3pc Bathroom
Game Room
Storage
Balcony
Bedroom**

**Basement
Basement
Basement
Second
Basement**
9`0" x 7`10"
18`11" x 12`11"
9`6" x 19`5"
18`4" x 5`7"
13`11" x 12`6"

**Media Room
Wine Cellar
Laundry
Balcony**

**Basement
Basement
Second
Second**
15`10" x 18`1"
9`11" x 6`8"
9`1" x 6`7"
15`3" x 5`8"

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc: **7510392**

Zoning:
R-C1

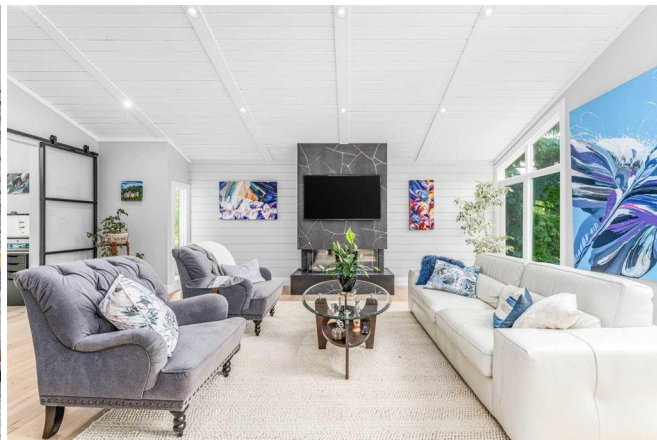
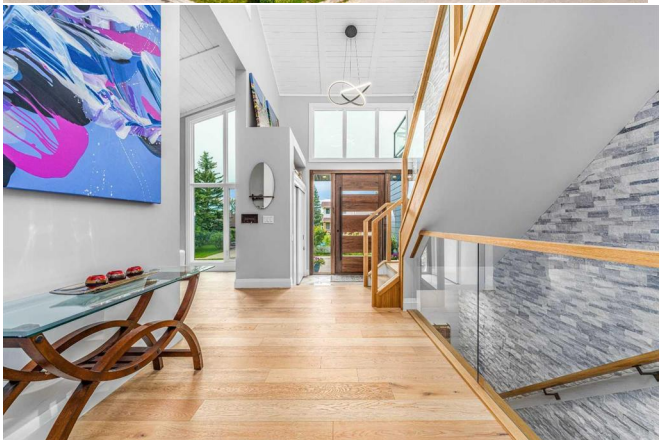
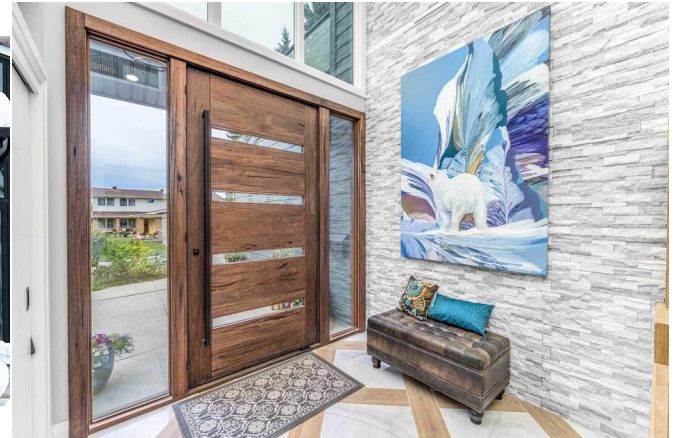
Remarks

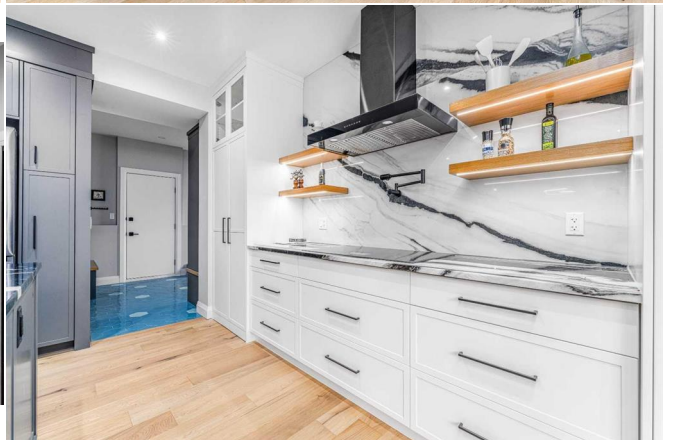
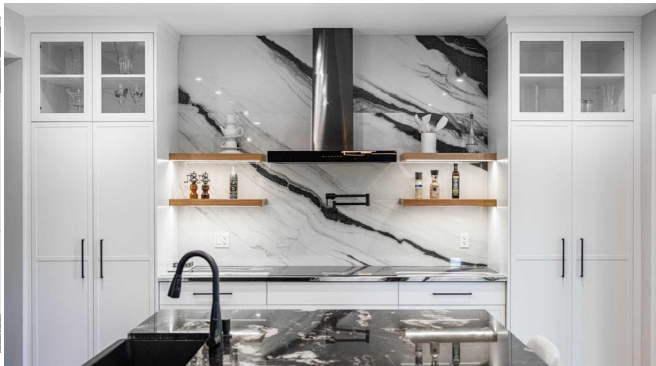
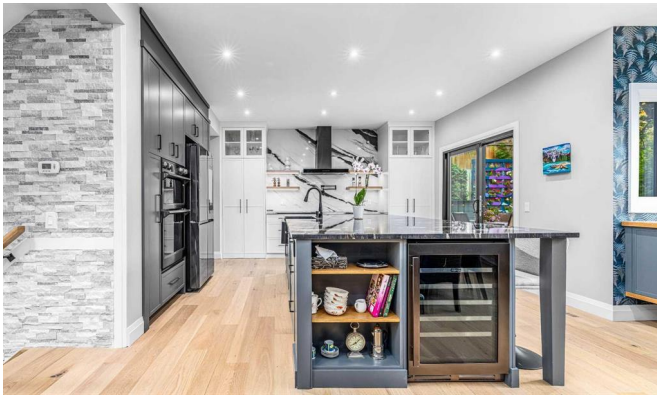
Pub Rmks: **Welcome to a rare gem, a home so extraordinary it earns the phrase one of a kind. Nestled in prestigious Pump Hill, this home stands proudly beside a park, with neighbours on one side, beautiful green space on the other and behind. - MAIN: Step through the massive 4' x 8' walnut pivot door into a breathtaking foyer, with vaulted ceilings soaring over 20 feet. To your right, the sun-drenched living room impresses with front floor-to-ceiling windows, a 12'7' vaulted ceiling, & a captivating 3-sided fireplace. Adjacent to the living room is a flexible space with windows overlooking the park—ideal as a home office, formal dining room, a piano or art room or easily imagined as a main-floor bedroom. The open-concept kitchen & dining features a 9' ceiling, oversized island with premium granite, wine fridge, seating for five, 2-tone custom cabinetry & a 16' built-in hutch. Modern appliances feature a double oven, smart fridge with wifi & an induction cooktop. Don't miss the hidden walk-in pantry with granite counters, full-height cupboards, & an oversized fridge. The large mudroom offers 2 built-in benches, a large closet, heated tile floors & access to a main-floor bathroom. There is a bathroom, complete with a full-sized shower. - UPPER: The spacious primary suite is a true retreat, showcasing park & garden views, a private balcony, & a spa-inspired ensuite with heated floors, double sinks, soaker tub, large shower with multiple jets, private water closet, & walk-in dressing area. There are two additional large bedrooms. One with park views, the other with mountain views. A 2nd full bathroom has heated floors, a tub/shower combo & double sinks. There is a bright laundry room with access to a front balcony showcasing amazing mountain views. - LOWER: Designed for entertaining, the basement features a wine room, state-of-the-art movie room with 87" TV & sound system (included), & a games room with a wet bar, fridge, & dishwasher. A large guest bedroom, semi-private bathroom, & ample storage add to the appeal. - OUTDOOR: An expansive no maintenance deck offers a gas hookup for easy grilling, while the custom shed features large windows, modern lighting & a skylight. There are several mature trees, gardens, & an in-ground sprinkler system for low-maintenance luxury. - ADDITIONAL: Recently updated with new windows (through most of the house), air conditioning, on-demand water heating, new lighting, smart appliances, engineered hardwood on the main & upper & luxury vinyl in the basement. - EXTERIOR: Hardie board siding, cultured stone, & triple-pane windows on the front elevation, this home is as beautiful on the outside as it is inside. - UNBEATABLE LOCATION: Located in a mature SW neighborhood, it's minutes from top-rated schools, Southland Leisure Centre, Glenmore & Heritage Park, shopping centers, & amenities. With quick access to the ring road & Southwest BRT, convenience is at your doorstep.**

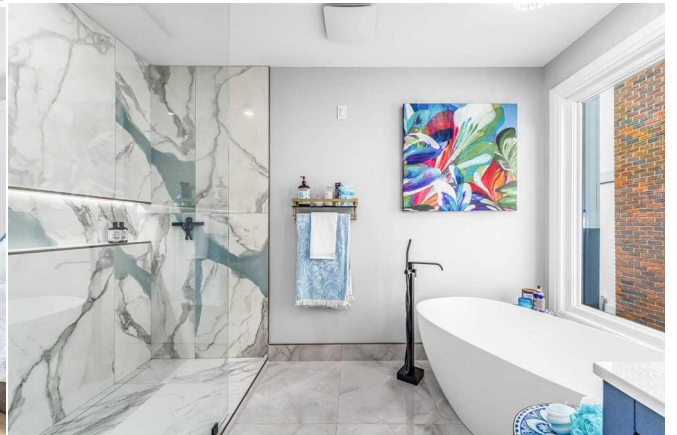
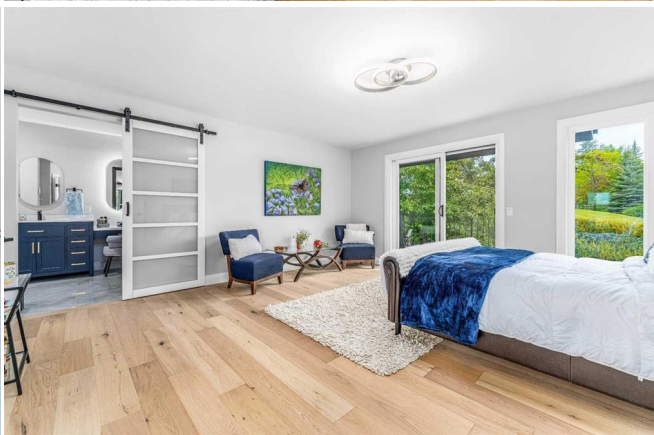
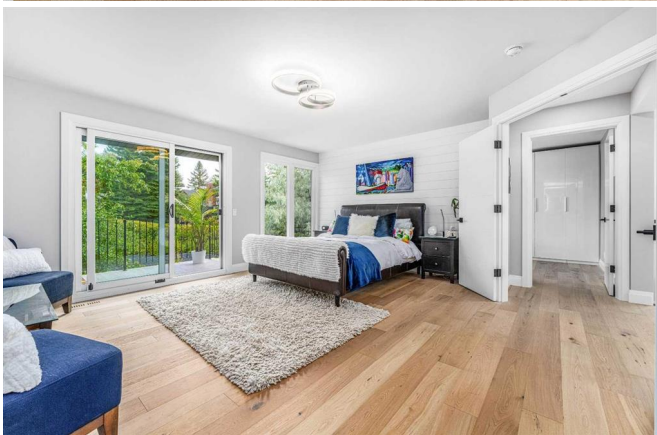
Inclusions: **Movie room tv and sound system. Games room fridge. Sellers are willing to offer an allowance for window coverings. Art is negotiable.**

Property Listed By: **Real Broker**

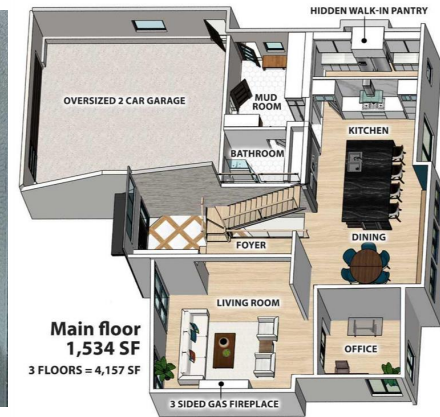
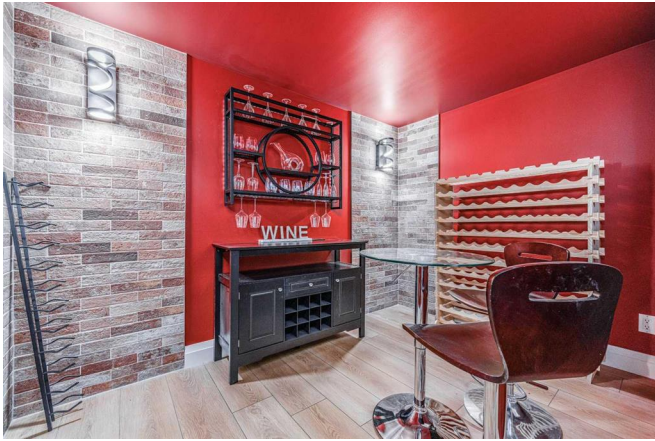
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

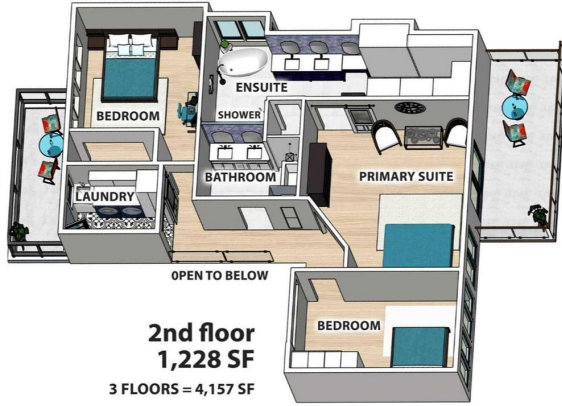












2nd floor
1,228 SF
3 FLOORS = 4,157 SF



Lower Level
1,395 SF
3 FLOORS = 4,157 SF