



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: **\$2,340,000**

Status: **Active**

County: **Calgary**

Change: **-\$180k, 17-Sep**

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

13
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

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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 9`0" x 7`10"
Basement 18`11" x 12`11"
Basement 9`6" x 19`5"
Second 18`4" x 5`7"
Basement 13`11" x 12`6"

Media Room
Wine Cellar
Laundry
Balcony

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

Legal/Tax/Financial

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

Zoning:
R-C1

Remarks

Pub Rmks: **Open House Saturday, September 21, 12:30 to 3:30. One of a kind home... Fully renovated with extensive custom features, materials, and details, this home is truly a gem. It's modern, elegant, and luxurious, with its own distinctive style and was designed so that every floor had a wow. Enter through an oversized pivot door, opening to soaring ceilings in the foyer. On your right is the living room with vaulted ceilings and LED lighting. A 3-sided fireplace provides ambience and warmth to the room. How about a main floor office? There is one off the living room with two barn-style glass doors. This bright room, overlooking the park, could also be a private dining room. Forward to the generous-sized dining and kitchen with 9' ceilings and full-sized granite island. It can seat 4 - 5 people and even has a wine fridge! There's loads of storage - 18 drawers. There's also a 16' custom hutch with a wine rack. Don't miss the hidden pantry with its full-height cupboards and oversized fridge. Let's not forget the spacious mudroom with benches on each side and a closet in the middle. You will love the heated tile that stretches through to the main floor bathroom. We've added a shower - for your pet or for you to use when you come in from the garden. Upstairs features a generous-sized primary suite. I should also mention the park and garden views from the windows and the balcony. The ensuite features a walk-in closet to the right and to the left, soaker tub, large shower and private water closet. The ensuite and bathroom have heated flooring as well as double sinks. There are two additional generous-sized bedrooms and a laundry room with a door that walks out to a balcony. From here you see over the houses to trees and a beautiful mountain view! The basement features a wine room (formally a cold room), an amazing movie room with an 86" TV and sound system (included), games room with wet bar, fridge and dishwasher, and a large storage room. There is also a spacious bedroom with a semi-private 3-piece bathroom. Step outside the kitchen onto a large deck. We've added a gas hookup for barbecuing. Around the side is a shed built to resemble a pool house - sorry, no pool! This insulated building has large windows, modern lighting and a skylight. There's just so much more... the home has several mature trees and gardens, and backs plus sides onto a beautiful park. Located in an upscale, mature area, several top-rated schools are close, as well as Southland Leisure Centre, South Glenmore Park, Heritage Park, shopping centres and all kinds of services. There is also easy access to Calgary's new ring road and the Southwest BRT! Thanks for visiting. Contact your real estate agent for a private viewing.**

Inclusions:
Property Listed By: **Real Broker**

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











