



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: **\$2,175,000**
 Status: **Active** County: **Calgary** Change: **-\$23k, 06-Dec** 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

107
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 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

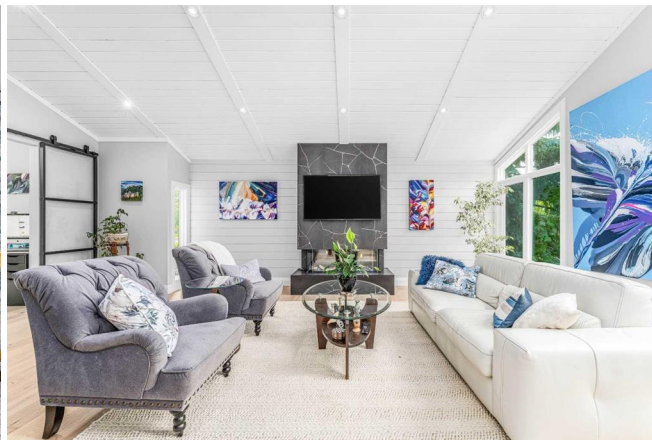
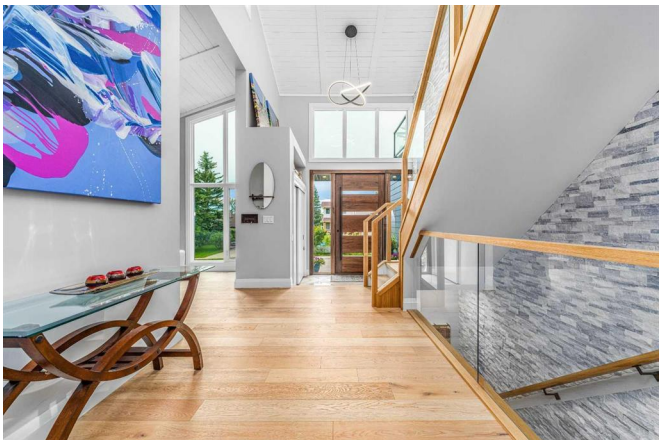
Title: Zoning:
Fee Simple **R-C1**
 Legal Desc: **7510392**

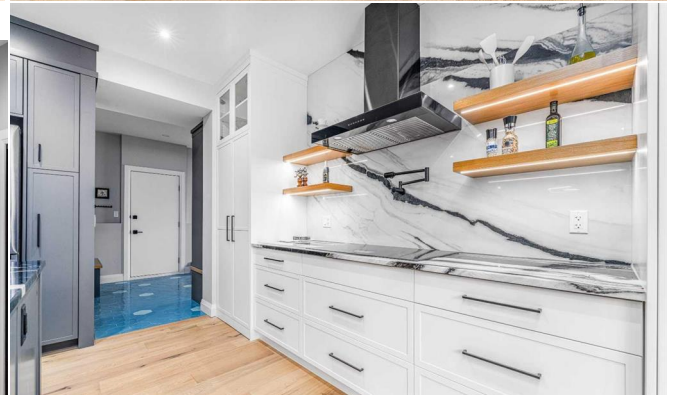
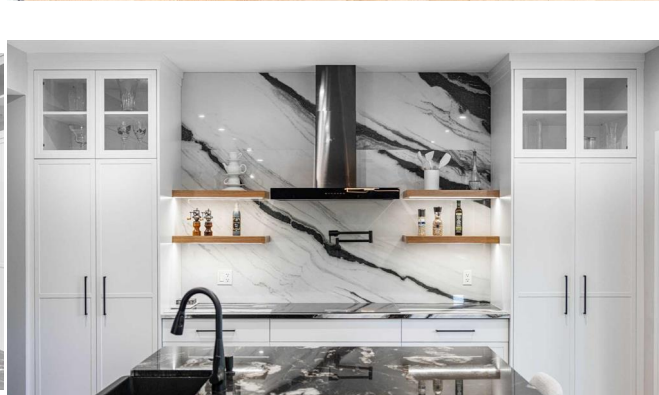
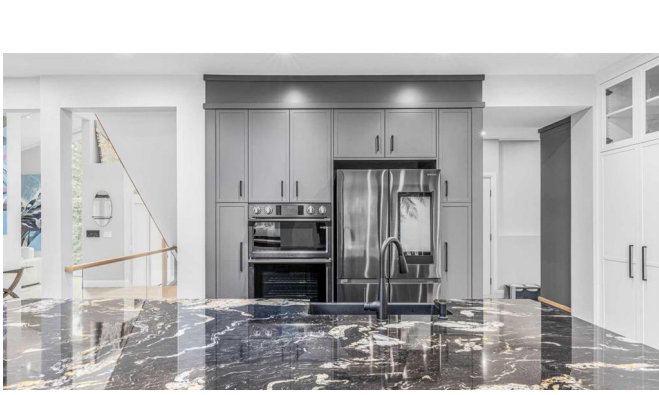
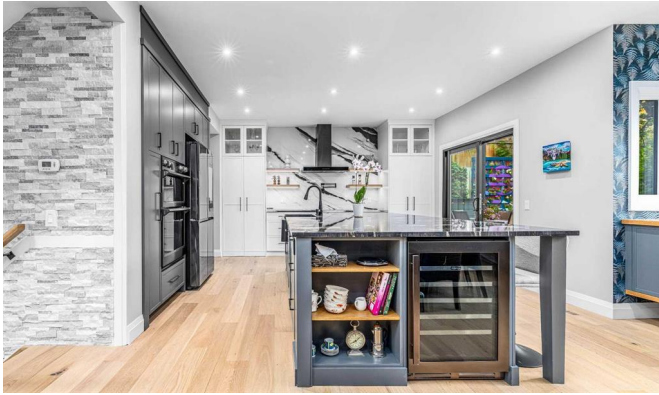
Remarks

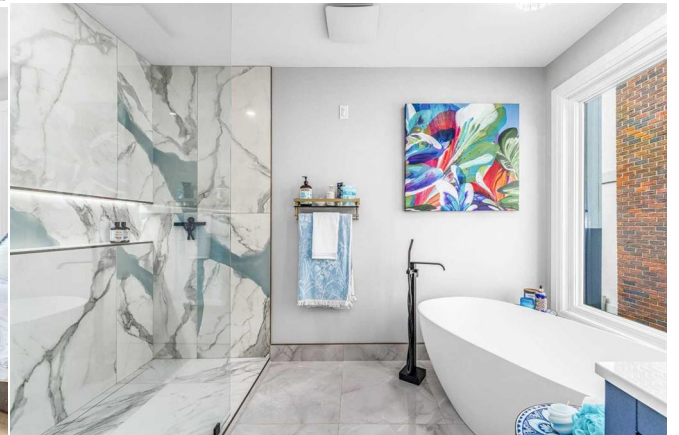
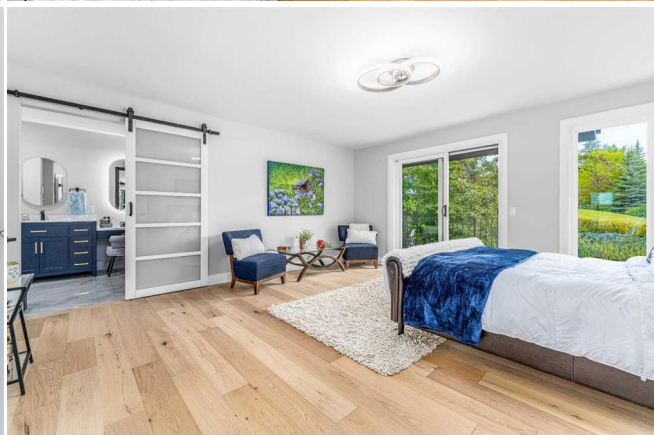
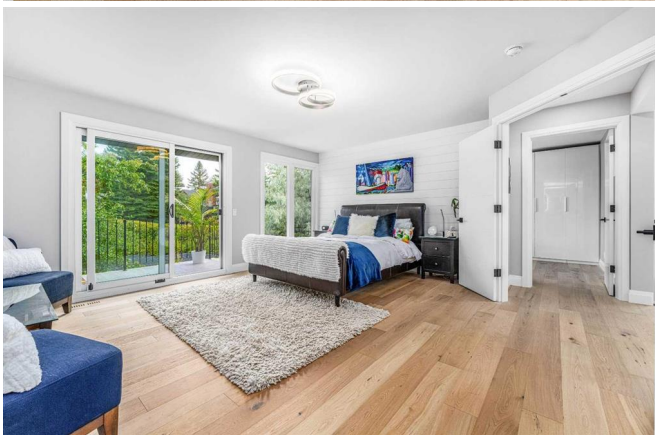
Pub Rmks: **Nestled in prestigious Pump Hill SW, this stunning property backs and sides onto green space, offering unrivaled privacy. Extensively renovated inside and out - majority in 2024 - this home is a masterpiece of modern luxury and timeless elegance. MAIN: Step through the grand 4' x 8' walnut pivot door into a breathtaking foyer, boasting soaring 20'7" vaulted ceilings. To your right, the sun-drenched living room impresses with front floor-to-ceiling windows, a 12'7" vaulted ceiling, and a captivating three-sided fireplace—perfect for cozy winter evenings. Adjacent to the living room is a flexible space with large windows overlooking the park—ideal as a home office, formal dining room, or easily converted into a main-floor bedroom. The open-concept kitchen and dining area are a chef's dream, featuring a 9' ceiling, oversized island with premium granite, wine fridge, and seating for five. Two-tone custom cabinetry, a 16' built-in hutch, a hidden walk-in pantry with granite counters, full-height cupboards, and an oversized fridge, ensure style and functionality. The mudroom offers 2 built-in benches, closet, heated tile floors and access to a main-floor bathroom with a full-sized shower—perfect for guests or a main-floor bedroom conversion. UPPER: The spacious primary suite is a true retreat, showcasing park and garden views, a private balcony, and a spa-inspired ensuite with heated floors, double sinks, soaker tub, large shower, private water closet, and walk-in closet. Two additional bedrooms, full bathroom with heated floors and double sinks, and a laundry room with access to a front balcony - mountain views - complete this level. LOWER: Designed for entertaining, the basement features a wine room, state-of-the-art movie room with 87" TV and sound system (included), and a games room with a wet bar, fridge, and dishwasher. A large guest bedroom, semi-private bathroom, and ample storage add to the appeal. OUTDOOR: The expansive deck offers a gas hookup for easy grilling, while the custom shed features large windows, modern lighting, and a skylight. There are several mature trees, gardens, and an in-ground sprinkler system for low-maintenance luxury. ADDITIONAL: Recently updated with mostly new windows, air conditioning, on-demand water heating, new lighting, smart appliances, engineered hardwood on the main and upper and luxury vinyl in the basement, it's as new in the core elements as it is everywhere else. EXTERIOR: Hardie board siding, cultured stone, and 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 Calgary neighborhood, it's minutes from top-rated schools, Southland Leisure Centre, Glenmore & Heritage Park, shopping centers, and amenities. With quick access to Calgary's ring road and the Southwest BRT, convenience is at your doorstep. This is a rare opportunity live on a park in one of Calgary's most desirable SW neighbourhoods, Pump Hill. Movie room tv and sound system. Games room fridge. Sellers are willing to offer an allowance for window coverings. Art is negotiable.**

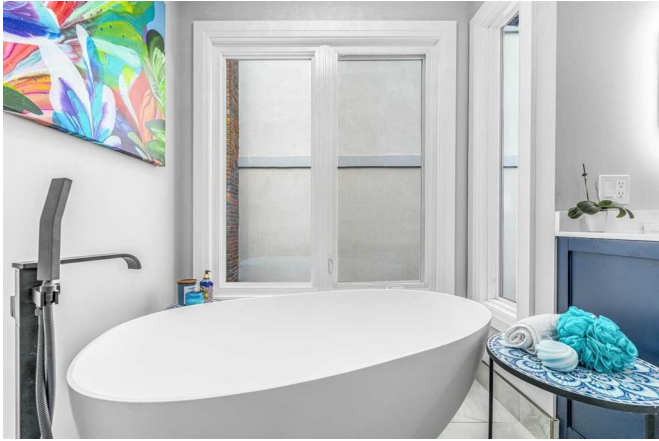
Inclusions:
 Property Listed By: **Real Broker**

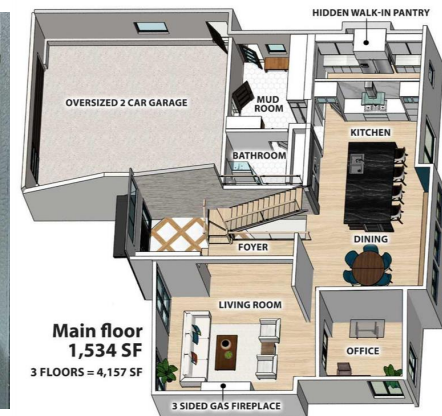
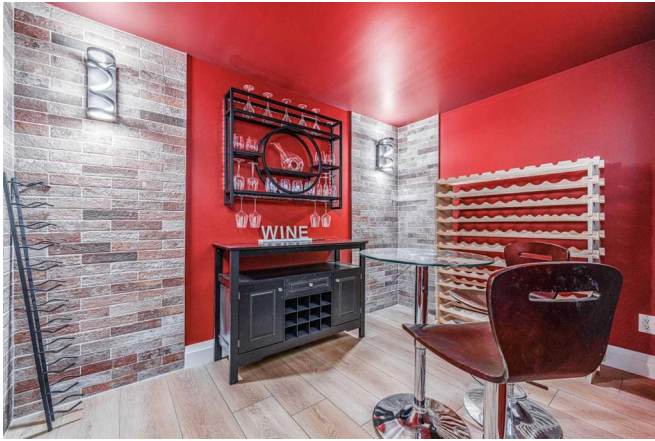
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

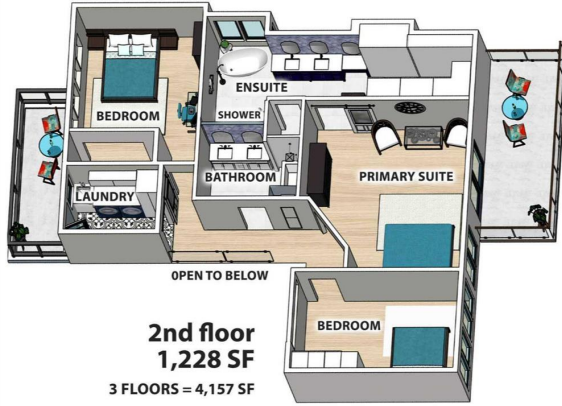












2nd floor
1,228 SF
3 FLOORS = 4,157 SF



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