



THE
A-TEAM

**RE/MAX
FIRST**

204 PUMP HILL View, Calgary T2V 4M9

MLS® #: **A2162506** Area: **Pump Hill** Listing **09/05/24** List Price: **\$2,198,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$132k, 11-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1978** Abv Sqft: **2,762**
Lot Information Low Sqft:
 Lot Sz Ar: **8,955 sqft** Ttl Sqft: **2,762**
 Lot Shape:

DOM

76
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: **4 bedrooms, 4 full Bathrooms and 4,157 square feet on 3 floors and backing and siding onto a park. Modern, elegant, and luxurious, it was designed so that every floor has a wow. Enter through an oversized pivot door (4' x 8' high) into the foyer with a vaulted ceiling rising to 20'7" at the highest point. On your right is the living room - another vaulted ceiling rising to 12'7" high and lit with several pot lights on a dimmer. A 3-sided fireplace provides ambience and warmth. How about a main floor office? There is one off the living room with glass doors for privacy. This bright room, overlooking the park, could also be a private dining room. Forward to a large dining/kitchen. 9' ceilings and full-sized granite island with space to seat up to five people. It even has a wine fridge! The home's custom cabinetry includes plenty of cupboards and 18 drawers in the kitchen/dining area, plus another 8 in the hidden pantry. Don't miss the hidden walk-in pantry with its full-height cupboards, granite counters and oversized fridge. In the dining section, there's a 16' custom hutch with a wine rack. Let's not forget the spacious mudroom with benches on two sides and a closet in the middle. You will love the heated tile that stretches through to the main-floor bathroom. We've added a full-sized shower—for your pet or for you to use when you come in from the gardens. Upstairs features a generous-sized primary suite. I should also mention the park and garden views from its windows and balcony. An ensuite features a walk-in closet to the right and to the left, soaker tub, large shower and private water closet. The ensuite, as well as the 2nd full bathroom, have heated flooring and double sinks. There are two additional bedrooms and a laundry room with a door leading to a front balcony. From here, you see a beautiful mountain view! The basement features a wine room (formerly a cold room), an amazing movie room with an 87" TV and sound system (included), games room with wet bar, fridge, and dishwasher, spacious bedroom with a semi-private 3-piece bathroom and large storage room. Back upstairs, step outside the kitchen onto a large deck. We've added a gas hookup for barbequing. 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 whole exterior has been redone with Hardi-board as well as cultured stone on the front. There are also new windows in most of the home - triple pane on the front. The home has several mature trees and gardens and an in-ground sprinkler system. Located in an upscale, mature area, several top-rated schools, Southland Leisure Centre, South Glenmore Park, Heritage Park, shopping centres, and all kinds of services are nearby. There is also easy access to Calgary's new ring road and the Southwest BRT!**

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

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











