



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**204 PUMP HILL View, Calgary T2V 4M9**

MLS® #: **A2197679**      Area: **Pump Hill**      Listing Date: **02/27/25**      List Price: **\$1,990,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      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

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

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,City Lot,Corner Lot,Cul-De-Sac,Few Trees,Front Yard,Fruit Trees/Shrub(s),Gentle Sloping,Landscaped,Lawn,No Neighbours Behind,Reverse Pie Shaped Lot,Sloped Down,Street Lighting**

Park Feat:

**Double Garage Attached,Front Drive,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency,Mid Efficiency,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line,Courtyard,Garden,Lighting**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Convection Oven,Dishwasher,Double Oven,ENERGY STAR Qualified Appliances,Garage Control(s),Induction Cooktop,Instant Hot Water,Microwave,Refrigerator,Washer/Dryer,Wine Refrigerator**  
 Int Feat: **Bar,Beamed Ceilings,Chandelier,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,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**  
 Utilities: **Cable Available,Cable Internet Access,Electricity Connected,Natural Gas Connected,High Speed Internet Available,Underground Utilities,Water Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

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

Remarks

Pub Rmks:

Welcome to a rare gem nestled in prestigious Pump Hill, this home stands proudly beside a park, with neighbours on one side, green space/park land on the other and behind. - MAIN: Step through a massive 4' x 8' pivot door into a breathtaking foyer, with vaulted ceilings soaring to over 20 feet. To your right, the sun-drenched living room features floor-to-ceiling windows, vaulting to 12'7", & 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, piano or art room. The open-concept kitchen & dining features a 9' ceiling, oversized island with premium granite & seating for 4 or 5 people, wine fridge, 2-tone custom cabinetry (soft-close) & 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, & oversized fridge. The mudroom offers 2 built-in benches, large closet, heated tile & access to a main-floor bathroom. The bathroom is complete with a full-sized shower. - UPPER: The spacious primary suite showcases park & garden views, private balcony & spa-inspired ensuite with heated floors, double sinks, soaker tub, 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 featuring amazing mountain views. - LOWER: Designed for entertaining, the basement has a wine room, state-of-the-art movie room with 87" TV & sound system (included), & games room with 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 & skylight. There are several mature trees, gardens, & an in-ground sprinkler. - ADDITIONAL: Recently updated with new windows (through most of the house), air conditioning upstairs, on-demand water heating, new lighting, engineered hardwood on main & upper & luxury vinyl in the basement. - EXTERIOR: Hardie board siding, cultured stone, & triple-pane windows (front). - UNBEATABLE LOCATION: Located in a mature SW neighborhood 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:

Property Listed By:

Movie Room 87" TV and sound system, basement bar fridge  
Real Broker

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











