$1,840,000 - 204 Pump Hill View Sw, Calgary

MLS® #A2221455

$1,840,000
4 Bedroom, 4.00 Bathroom, 2,762 sqft
Residential on 0.21 Acres

Pump Hill, Calgary, Alberta

OPEN HOUSE SAT JUNE 14 -2-4 | View this beautiful property | Contemporary, Fully renovated â€“ completed in 2024 | 4 bed/4 bath | 4,157 sq ft. | beside park â€“ two sides |

A stunningly renovated retreat where every detail is deliberate and every corner meticulously crafted.

Nestled beside a park in an established SW neighborhood, this custom home underwent a complete transformation, seamlessly blending beauty, functionality, and understated luxury. The interior showcases warm woods, soft textures, and a soothing neutral palette. These elements harmonize with high-end finishes, innovative upgrades, and a discreetly integrated secret room, culminating in a truly contemporary living space.

Gone are the awkward levels and sunken spaces of the original layout. In their place: soaring ceilings, seamless flow, and warmth you can feel the moment you enter.

Enter through a 8' x 48" Walnut PIVOT door into a dramatic foyer, lit from above by a skylight and anchored by a 3-storey stone wall. Your eye is immediately drawn to the 20'+ ceilings, and oversized windows pouring light in from every direction.

To the right is the living room with a 13' vaulted ceiling, shaped floor-to-ceiling

windows, and a 3-sided fireplace. Next, a versatile office (or formal dining room) faces the park, framed by tall corner windows and more vaulted ceilings.

The kitchenâ€” a dream: Titanium granite counters, double wall oven with microwave, induction cooktop, smart fridge with WIFI. The oversized island seats 4â€“5, while a custom 16' hutch, wine fridge, and hidden butlerâ€™s pantry (with its own fridge and prep space) keeps clutter out of sight.

There's a mudroom with designer inspired teal and white heated tile that includes a double closet, 2 benches and access to a main floor bathroom, complete with a shower.

UPSTAIRS: the spacious primary suite showcases garden and park views, a private balcony, and a spa-like ensuite with double vanity, heated floors, soaker tub, multi-jet shower, private water closet, and walk-in dressing area.

Two more oversized bedrooms have mountain/park views and share a full bath that has double sinks and heated tile flooring. The bedroom level laundry opens to a front balcony with more mountain views.

DOWNSTAIRS â€“ pure entertainment: custom wine room, home theatre with 87" TV and surround sound (included), games room with wet bar, fridge and dishwasher, guest bedroom and a semi-private bath.

OUTSIDE: low maintenance deck with gas hookup, mature trees and gardens, in-ground irrigation, and a custom shed designed to match the homeâ€”complete with skylight and lighting.

EXTRA (2024): Hardie board siding, cultured

stone, new windows â€“ triple-pane in front, A/C, all new lighting, premium flooring: white oak on main, upper, luxury vinyl below. On-demand water heating (2018).

Minutes from top-rated schools, Rockyview Hospital, Southland Leisure, major amenities and the new Stoney Trail Ring Road.

Built in 1978

Essential Information

MLS® #	A2221455
Price	$1,840,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,762
Acres	0.21
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

Community Information

Address	204 Pump Hill View Sw
Subdivision	Pump Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4M9

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Water Connected, Cable Internet Access, High Speed Internet Available, Underground Utilities
Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Oversized

# of Garages	2

Interior

Interior Features	Bar, Beamed Ceilings, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Skylight(s)
Appliances	Built-In Oven, Central Air Conditioner, Convection Oven, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Water Softener, Wine Refrigerator, Built-In Refrigerator, Double Oven, ENERGY STAR Qualified Appliances, Induction Cooktop, Tankless Water Heater
Heating	High Efficiency, Forced Air, Natural Gas, Mid Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Recreation Room, Three-Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Garden, Lighting
Lot Description	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, Street Lighting, Sloped Down
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 15th, 2025
Days on Market	29
Zoning	R-C1

Listing Details

Listing Office	Real Broker

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