



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**204 Pump Hill View SW**  
**Calgary, Alberta**

**MLS # A2221455**



**\$1,790,000**

<b>Division:</b>	Pump Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,762 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Front Drive, Oversized		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, Cul-De-Sac,		

<b>Heating:</b>	High Efficiency, Mid Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Cable Internet Access, Electricity Connected, N
<b>Features:</b>	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		
<b>Inclusions:</b>	none		

PARK/GREENSPACE SIDE + BACK | FULLY renovated contemporary home - finishing done in 2024 | 3 + 1 beds/3 + 1 baths, TOTAL 4,157 sf | EXTRAS: new kitchen/dining, main floor office, Butler's pantry, 4 new bathrooms, basement development, Hardie board siding, cultured stone, new windows to most of home &ndash; triple-pane in front, A/C (2024), all new lighting, premium flooring: white oak on main, upper, luxury vinyl below, premium tile - heated in 3 bathrooms and mudroom. On-demand water heating/new furnace (2018). | 2 balconies with amazing views: WEST balcony - mountains, EAST balcony - park and garden views | large no-maintenance rear deck with gas hookup | \*\*\* This original custom home underwent a complete transformation over the last 9.5 years and is complete with high-end finishes, innovative upgrades, and a discreetly integrated secret room, culminating in a truly BEAUTIFUL HOME with soaring ceilings, seamless flow, and warmth you feel the moment you enter. Enter through the huge 8' x 48" Walnut PIVOT door (1 foot taller and wider than most doors!) into the dramatic foyer, lit from above by a skylight and anchored by a 3-storey stone wall. Your eyes are immediately drawn to 20'+ ceilings and oversized windows pouring natural light in from every direction. Enter the living room with a 13' vaulted ceiling, shaped floor-to-ceiling windows, and 3-sided fireplace. Next, a main floor office faces the park, framed by tall corner windows and more vaulted ceilings. Dream kitchen: double wall oven with microwave, induction cooktop, smart fridge with WIFI, oversized Titanium GRANITE island with great storage + wine/beverage fridge and seating for 4&ndash;5. A custom hutch in the dining area adds 16' of additional counter space and storage. Don't miss the hidden butler's pantry (with its own fridge and prep space). Continue to a

mudroom with designer inspired heated tile, double closet and 2 benches with access to a main floor bathroom that includes a shower. UPSTAIRS: the spacious primary suite showcases garden and park views, private balcony, and 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 with double sinks and heated tile. The WEST FACING bedroom level laundry opens to a front balcony with an amazing mountain view. DOWNSTAIRS – custom wine room, home theatre with 87" TV and surround sound, games room with wet bar: fridge, dishwasher, large bedroom and a semi-private bath. OUTSIDE: low maintenance deck with gas hookup, mature trees and gardens, in-ground irrigation, and custom shed designed to match the home—complete with skylight, plugs and lighting. Walking distance to excellent schools (St. Benedict has a Spanish program). Near Rockyview Hospital, Southland Leisure, Safeway/Coop, major amenities as well as the new Stoney Trail Ring Road.