



GRASSROOTS
REALTY GROUP

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204 Pump Hill View SW
Calgary, Alberta

MLS # A2221455



\$1,790,000

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

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

PARK/GREENSPACE SIDE + back | One-of-a-Kind renovated contemporary home | 3 + 1 bed/3 + 1 bath, TOTAL 4,157 sf | 2 balconies with amazing views: front mountains, back park and gardens | large no-maintenance rear deck | Original custom home underwent a complete transformation over the last 9.5 years (finishings recently completed in 2024) seamlessly blending beauty, functionality and understated luxury. These elements harmonize with high-end finishes, innovative upgrades, and a discreetly integrated secret room, culminating in a truly BEAUTIFUL HOME. Gone are the awkward levels and sunken spaces of the original layout. In their place: soaring ceilings, seamless flow, and warmth you feel the moment you enter. Enter through an oversized 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 20'+ ceilings, and oversized windows pouring light 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. An oversized Titanium GRANITE island with great storage + wine/beverage fridge and seats 4–5. A custom hutch in the dining area adds 16' of additional counter space. Don't miss the hidden butler's pantry (with its own fridge and prep space). Continue to a mudroom with designer inspired heated tile and a double closet, 2 benches plus access to a main floor bathroom, complete with 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. A 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 (included), 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. EXTRAS (finishing completed in 2024): new kitchen/dining, main floor office, Butler's pantry, 4 new bathrooms, Hardie board siding, cultured stone, new windows – triple-pane in front, A/C (2024), all new lighting, premium flooring: white oak on main, upper, luxury vinyl below. On-demand water heating (2018). Walking distance to excellent schools (St. Benedict has a Spanish program). Close to Rockyview Hospital, Southland Leisure, Safeway/Coop, major amenities as well as the new Stoney Trail Ring Road.