



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

MLS # A2162506



\$2,198,000

Division:	Pump Hill		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,762 sq.ft.	Age:	1978 (46 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.21 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s)		

Heating:	High Efficiency, Mid Efficiency, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,

Features: 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

Inclusions: Movie room tv and sound system. Games room fridge.

Still time to get in before Christmas! 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 or with a slight alteration- main floor bedroom. Forward to a large dining/kitchen. 9' ceilings and full-sized granite island with seating 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. There's a 16' custom hutch with a wine rack in the dining section.. Let's not forget the spacious mudroom with benches on two sides and a closet in the middle. It has heated tile stretching to the main-floor bathroom. We've also added a full-sized shower.. Upstairs features a large 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 & 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. 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 grounds features mature trees and gardens + 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!