



**GRASSROOTS**  
REALTY GROUP

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

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

**MLS # A2197679**



**\$1,950,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <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, N |               |                   |

|                    |  |                   |  |
|--------------------|--|-------------------|--|
| <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> | Movie Room 87" TV and sound system, basement bar fridge  |                   |  |

OPEN HOUSE SATURDAY May 3, 1-4PM. Over 4,000 sq ft on 3 floors. 4 beds/4 full baths. Amazing luxury home with park on 2 sides. INSIDE, the home has been through an incredible 9-year TRANSFORMATION, designed by an artist and an engineer, with high-end finishes & innovative upgrades. Gone is the sunken living room. A large part of the main floor was leveled for a new kitchen, dining, butler's pantry, mudroom, bathroom with shower. Enter through a MASSIVE 8' x 48" Walnut pivot door. Ceilings rise over 20'. 2 stunning CHANDELIERS hanging like jewels in the airy space. Your eyes are immediately drawn to a stunning 3 storey STONE WALL visually connecting the 3 floors. A skylight, high up on the wall further amplifies abundant natural light. To the right, the living room vaults to 13' and features floor-to-ceiling windows and a captivating 3-sided fireplace. Opposite, a MAIN FLOOR OFFICE has vaulted ceilings and 2 large corner windows overlooking the park. NEXT, the new open-concept kitchen and dining boast 9' ceilings, an oversized island with premium granite (seating for 4-5), wine fridge, 2-tone soft-close cabinetry, and a convenient 16' built-in hutch. High-end appliances include a double oven with a microwave, WiFi-enabled smart fridge, and induction cooktop (there's a gas connection as well). Don't miss the hidden walk-in Butler's pantry, with granite counters, full-height cupboards, and oversized fridge. A well designed MUDROOM features 2 built-in benches, large closet, heated tile flooring, and access to a bathroom with a SHOWER. -- UPSTAIRS -- a large PRIMARY SUITE impresses with PARK & GARDEN views, private balcony, and spa-inspired ensuite with heated floors, double sinks, soaker tub, multi-jet shower, water closet, and walk-in dressing area. 2 additional spacious bedrooms showcase park VIEWS in one,

mountain VIEWS in the other. A 2nd full bathroom offers heated floors, a tub/shower combo, and double sinks. There is a bright laundry room opening to a front balcony with stunning mountain VIEWS. -- LOWER -- Designed for entertaining, the lower level includes a wine room, state-of-the-art movie room (87" TV & sound system included), games room with wet bar, bar fridge and dishwasher, storage room, plus a generous guest bedroom with a semi-private bathroom. -- OUTDOORS -- Enjoy the expansive maintenance-free composite deck complete with a gas hookup. A matching custom shed has large windows, modern lighting, plugs, and skylight. Landscaping features mature trees, gardens, and an in-ground sprinkler. -- ADDITIONAL -- new windows through most of the home &ndash; triple-pane in the front, air conditioning upstairs (2024), on-demand water heating (2018), upgraded flooring, all new lighting, Hardie board siding and cultured stone (2024). -- THE AREA -- minutes from Rockyview Hospital, top-rated schools, Southland Leisure, Glenmore & Heritage Park, shopping & amenities. Quick access to the ring road & SW BRT.