

# \$1,875,000 - 204 Pump Hill View Sw, Calgary

MLS® #A2221455

**\$1,875,000**

4 Bedroom, 4.00 Bathroom, 2,762 sqft

Residential on 0.21 Acres

Pump Hill, Calgary, Alberta

OPEN HOUSE SAT/SUN JUNE 7/8 -2-4 |

Fully renovated â€œ completed in 2024 | 4

bed/4 bath | 4,157 sq ft. | beside park â€œ two sides |

What happens when an artist and an engineer dedicate nearly a decade to reimagining a family home. The result? 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 “ 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	\$1,875,000
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, Cable Internet Access, Electricity Connected, High Speed Internet Available, Natural Gas Connected, Underground Utilities, Water Connected
Parking Spaces	4

Parking	Double Garage Attached, Front Drive, Oversized
# of Garages	2

## Interior

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

## Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Lighting, Garden
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), Landscaped, Lawn, No Neighbours Behind, Street Lighting, Gentle Sloping, Reverse Pie Shaped Lot, 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	22
Zoning	R-C1

## Listing Details

Listing Office	Real Broker
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