

204 Pump Hill View SW
Calgary, Alberta

MLS # A2162506



\$2,100,000

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, 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, Wood Frame	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. Sellers are willing to offer an allowance for window coverings. Art is negotiable.

Welcome to a rare gem, a home so extraordinary it earns the phrase one of a kind. Nestled in prestigious Pump Hill, this home stands proudly beside a park, with neighbours on one side, beautiful green space on the other and behind. **MAIN:** Step through the massive 4' x 8' walnut pivot door into a breathtaking foyer, with vaulted ceilings soaring over 20 feet. To your right, the sun-drenched living room impresses with front floor-to-ceiling windows, a 12'7" vaulted ceiling, & a captivating 3-sided fireplace. Adjacent to the living room is a flexible space with windows overlooking the park—ideal as a home office, formal dining room, a piano or art room or easily imagined as a main-floor bedroom. The open-concept kitchen & dining features a 9' ceiling, oversized island with premium granite, wine fridge, seating for five, 2-tone custom cabinetry & a 16' built-in hutch. Modern appliances feature a double oven, smart fridge with wifi & an induction cooktop. Don't miss the hidden walk-in pantry with granite counters, full-height cupboards, & an oversized fridge. The large mudroom offers 2 built-in benches, a large closet, heated tile floors & access to a main-floor bathroom. There is a bathroom, complete with a full-sized shower. **UPPER:** The spacious primary suite is a true retreat, showcasing park & garden views, a private balcony, & a spa-inspired ensuite with heated floors, double sinks, soaker tub, large shower with multiple jets, private water closet, & walk-in dressing area. There are two additional large bedrooms. One with park views, the other with mountain views. A 2nd full bathroom has heated floors, a tub/shower combo & double sinks. There is a bright laundry room with access to a front balcony showcasing amazing mountain views. **LOWER:** Designed for entertaining, the basement features a wine room, state-of-the-art movie room

with 87” TV & sound system (included), & a games room with a wet bar, fridge, & dishwasher. A large guest bedroom, semi-private bathroom, & ample storage add to the appeal. – OUTDOOR: An expansive no maintenance deck offers a gas hookup for easy grilling, while the custom shed features large windows, modern lighting & a skylight. There are several mature trees, gardens, & an in-ground sprinkler system for low-maintenance luxury. – ADDITIONAL: Recently updated with new windows (through most of the house), air conditioning, on-demand water heating, new lighting, smart appliances, engineered hardwood on the main & upper & luxury vinyl in the basement. – EXTERIOR: Hardie board siding, cultured stone, & triple-pane windows on the front elevation, this home is as beautiful on the outside as it is inside. – UNBEATABLE LOCATION: Located in a mature SW neighborhood, it's minutes from top-rated schools, Southland Leisure Centre, Glenmore & Heritage Park, shopping centers, & amenities. With quick access to the ring road & Southwest BRT, convenience is at your doorstep.