



## 8445 Broadcast Avenue Calgary Alberta

\$565,000

Experience unparalleled luxury in the exquisite Gateway Condominium Development nestled in the vibrant community of West District. This home has an allure of upgrades to ensure convenience and comfort. As you walk in you will immediately be captivated by the HERRINGBONE luxury vinyl plank flooring, 9-FOOT ceilings and designer colors throughout. The kitchen is a chef's dream, designed with meticulous attention to detail. The centrepiece is a stunning 10-FOOT island, featuring upgraded storage with extra cupboard space with a set of three drawers for all your culinary essentials. Premium stainless-steel appliances include a gas range, built-in electric oven, and an INTEGRATED refrigerator + dishwasher for a seamless, custom look. The top-of-the-line composite sink comes equipped with a high-quality, ultra-quiet triple-blade garburator and a water filtration system, ensuring both functionality and elegance in your cooking space. Adjacent to the kitchen is the impressive den area, ideal for a business professional. The den is accessed through elegant GLASS DOORS, opening into a spacious and versatile room that can be tailored to meet your needs. Whether you envision a refined home office, a private study, or a stylish meeting space, this den provides the ideal setting. The built-in wine rack adds a touch of luxury and convenience, making it easy to entertain guests or unwind after a long day. With ample space for a large desk, shelving, and additional seating, you can create a productive and comfortable environment that reflects your professional lifestyle. One of the standout features of this unit is the inviting OPEN FLOOR PLAN that seamlessly connects the kitchen, dining, and living areas, creating a perfect space for entertaining family and friends. The SOUTH-facing orientation floods the unit with abundant natural light throughout the day, enhancing the warm and...

Kitchen 11.91 Ft x 15.32 Ft

Dining room 11.91 Ft x 13.32 Ft

Living room 11.09 Ft x 13.00 Ft

Office 9.19 Ft x 11.25 Ft

4pc Bathroom Measurements not available

Primary Bedroom 9.91 Ft x 13.00 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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