



1805 Broadview Road Calgary Alberta

\$1,799,900

Located on sought-after Broadview Road in the inner-city community of Hillhurst, this brand new 3+1 bedroom home with CITY & RIVER VIEWS, built by D & M Custom Homes, offers nearly 3400 sq ft of meticulously developed living space exhibiting top quality & exquisite attention to detail throughout. The open & airy main level presents wide-plank hardwood flooring, lofty ceilings & stylish light fixtures, showcasing the front dining area with elegant feature wall & kitchen that's beautifully finished with quartz counter tops, large waterfall island/eating bar, rich dark cabinetry & stainless steel appliance package. The living room is adjacent to kitchen & is anchored by a floor to ceiling fireplace & built-ins. A mudroom & 2 piece powder room complete the main level. Ascend the open riser staircase to the second level that hosts 2 spacious bedrooms plus a laundry room with sink & storage is conveniently situated in the hallway. The larger bedroom is complimented by a walk-in closet & well-appointed 5 piece ensuite with in-floor heat. Bedroom two includes a walk-in closet & direct access to the 4 piece bath, also with heated floor. On the third level, the primary retreat is a true private oasis boasting a large bedroom with access to the north balcony with city vistas, two custom walk-in closets & opulent 5 piece ensuite featuring heated floors, gorgeous vanity with dual sinks, relaxing freestanding soaker tub & oversized glass shower. A second south facing balcony with city & Bow River views is accessed just down the hall. Basement development includes roughed-in in-floor heat, a spacious family/media room with wetbar, fourth bedroom & 3 piece bath. Other notable features include roughed-in air conditioning & built-in speakers throughout. Outside, enjoy the sunny south back yard with patio & access to the double detached garage. This stunning home is located just bloc...

Primary Bedroom 11.67 Ft x 13.17 Ft

5pc Bathroom .00 Ft x .00 Ft

Family room 14.42 Ft x 17.67 Ft

Exercise room 8.00 Ft x 8.00 Ft

Furnace 7.50 Ft x 7.33 Ft

Storage 3.17 Ft x 7.00 Ft

Living room 16.00 Ft x 13.25 Ft

Foyer 5.17 Ft x 8.42 Ft

Other 5.00 Ft x 5.33 Ft

2pc Bathroom .00 Ft x .00 Ft

Laundry room 8.00 Ft x 6.00 Ft

Bedroom 11.33 Ft x 15.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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RE/MAX

**RE/MAX REAL ESTATE
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Bedroom 12.08 Ft x 10.92 Ft
3pc Bathroom .00 Ft x .00 Ft
Kitchen 13.50 Ft x 21.00 Ft
Dining room 11.00 Ft x 10.83 Ft

Bedroom 10.50 Ft x 13.92 Ft
4pc Bathroom .00 Ft x .00 Ft
5pc Bathroom .00 Ft x .00 Ft