



# 1806 Broadview Road Calgary Alberta

\$1,338,500

Discover the epitome of modern luxury in this stunning 4-bedroom, 3.5-bath single-family home in the vibrant community of Hillhurst - Welcome to Gabriel House by DEANMARK - 1806 Broadview Road NW! This architectural gem showcases high-end custom design inside and out with an unbeatable location just steps from Bow River pathways, Kensington shops and amenities, and easy access to downtown and the mountains - perfect for any stage of life! The main level features wide plank-engineered flooring, 10-foot coffered ceilings, premium custom cabinetry and built-ins, and exquisite custom design details. The open-concept layout is illuminated by extensive pot lighting and art lighting on feature walls, creating a warm and inviting atmosphere. A chef-inspired kitchen, equipped with a premium Fisher & Paykel stainless steel appliance package and modern cabinetry, flows seamlessly into the great room, where a linear Elite E45 gas fireplace with built-in display shelves takes center stage. A privately located main-floor powder room with a stone pedestal sink completes the main level. Upstairs, the spa-inspired primary suite boasts in-floor electrical heating, textured mosaic tile, and oversized doors, while two additional bedrooms, a full bathroom, and a custom laundry room with LG Thin front load washer/dryer offer comfort and convenience. The fully finished basement is bright and airy from oversized windows throughout. It includes a flexible gym/office, a wet bar with a wine display case, and a luxurious lower-level bath complete with a steam shower. Exterior highlights include low-maintenance stucco and stone finishes, a landscaped yard with mature trees, a brushed concrete patio, a fully fenced backyard, and an insulated double detached garage with smart technology. Additional upgrades include high-end custom window coverings throughout, spray foam insulation, a high-effici...

3pc Bathroom 5.75 Ft x 10.58 Ft  
 Bedroom 12.42 Ft x 15.00 Ft  
 Family room 14.67 Ft x 18.33 Ft  
 Other 5.75 Ft x 7.75 Ft  
 2pc Bathroom 5.42 Ft x 5.25 Ft  
 Dining room 12.00 Ft x 18.75 Ft

Living room 15.92 Ft x 18.42 Ft  
 4pc Bathroom 7.17 Ft x 5.08 Ft  
 5pc Bathroom 9.33 Ft x 14.67 Ft  
 Bedroom 9.75 Ft x 17.83 Ft  
 Bedroom 9.67 Ft x 18.25 Ft  
 Laundry room 7.17 Ft x 5.08 Ft

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Foyer 5.83 Ft x 8.83 Ft

Kitchen 15.33 Ft x 17.25 Ft

Primary Bedroom 16.00 Ft x 28.17 Ft