



## 1907 Broadview Road Calgary Alberta

\$1,499,000

Wonderful Downtown and Bow River Valley Views!! Welcome to this stunning 3-story detached home located in the sought-after neighborhood of West Hillhurst. Entertain friends & family on the open main level that boasts a dining area with custom wainscoting & large windows & a beautifully designed kitchen with an oversized island with a waterfall quartz counter, high-end appliances including a Fisher & Paykel fridge & dishwasher, a Wolf gas stove, heated tile floor, & under-cabinet lighting. The living room features a custom multi-tier gas fireplace, coffered ceilings, & custom wainscoting. On the second level, you will find the primary bedroom with two walk-in closets & a dream ensuite that includes in-floor heating, a freestanding soaker tub, dual vanities, & a custom steam shower. This floor also includes two additional bedrooms, a 4-piece bathroom, & a laundry room. The third-floor loft area is perfect for entertaining with a wet bar, a 3-piece bathroom, & a balcony offering views of downtown & the Bow River. The fully finished basement is equipped with in-floor heating, large recreation room, walk-in wine cellar, wet bar, fourth bedroom, 3-piece bathroom & tons of storage. The home is equipped with an elevator that reaches all floors, & central air conditioning for year-round comfort. Features include: 10' ceilings on the main & upper floors & 9' in the basement, mud room with bench & hooks, central A/C, no smoking or pets in the house & so much more! Recent upgrades: Over \$30,000 in custom window coverings, R/O in kitchen, 3 security camera & doorbell camera & garage insulation, drywall & paint. The maintenance-free south-facing backyard provides the perfect outdoor retreat. Situated in a very quiet location, this home is close to river pathways, parks, restaurants, coffee shops, & all other amenities. This exquisite home perfectly blends elegance & modern conve...

Primary Bedroom 15.75 Ft x 12.67 Ft

5pc Bathroom .00 Ft x .00 Ft

Bedroom 15.75 Ft x 8.42 Ft

Bedroom 12.92 Ft x 8.92 Ft

4pc Bathroom .00 Ft x .00 Ft

Family room 17.83 Ft x 10.25 Ft

3pc Bathroom .00 Ft x .00 Ft

Recreational, Games room 26.42 Ft x 14.25 Ft

Bedroom 11.17 Ft x 9.25 Ft

3pc Bathroom Measurements not available

Kitchen 23.42 Ft x 13.17 Ft

Dining room 12.33 Ft x 10.92 Ft

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

Listing Presented By:



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Living room 11.58 Ft x 11.92 Ft

Living room 15.92 Ft x 5.67 Ft

Living room 15.58 Ft x 15.83 Ft

2pc Bathroom .00 Ft x .00 Ft