



# 1910 Broadview Road Calgary Alberta

\$2,699,988

Every inch of this DETACHED INFILL has been thoughtfully designed, resulting in a breathtaking fusion of tradition & modernity that only MOON HOMES can achieve! This ULTRA-LUXURY home offers your family a unique lifestyle. West Hillhurst, & neighbouring Kensington, is home to your favourite eats like Hayden Block, The Continental, Oxbow, Pie Junkie, Vero Bistro, & Osteria. Catch an early afternoon class at Barre Belle, then grab a coffee & take a walk along the Bow River Pathway on your way home. After dinner, head over to Made by Marcus for an evening treat, only 10-min away along w/ Dairy Lane Cafe, Vintage Caffeine Co, & The Lodge at 1918. The Bow River Pathway system is a block South & Edworthy Park is only 5 min away. Highly commutable, you're close to 14th St, Crowchild Trail, & Memorial Dr! Situated on a large lot w/ SOUTH EXPOSURE, the curb appeal of this home is unlike any other, w/ full-height, arched windows set against a traditional exterior w/ curved concrete front patio, intricate moulding details, cast iron fencing, & concrete pillars. The breathtaking design continues through the French glass-panelled doors & into the foyer w/ views across the main floor & CURVED STAIRCASE! 10-ft ceilings & engineered hardwood flooring take you into the front office & elegant 2-pc powder room under an archway before heading into the dining room w/ ceiling-height windows & a custom coffee/wet bar w/ quartz counter. A luxurious 2-way gas fireplace is shared by the dining room & living room, w/ an archway to the living room w/ a full wall built-in media centre & dual sliding glass doors to take you out to the large back deck. The unbelievable chef's kitchen features all the amenities you want in a designer home - custom cabinetry, endless quartz countertops, an oversized window above the dual undermount sink, a large central island w/ flawless quartz countertop, LED un...

Bedroom 14.50 Ft x 11.50 Ft

Exercise room 16.17 Ft x 15.08 Ft

Recreational, Games room 21.42 Ft x 19.58 Ft

Wine Cellar 8.17 Ft x 6.33 Ft

4pc Bathroom Measurements not available

Living room 19.17 Ft x 14.33 Ft

2pc Bathroom Measurements not available

Primary Bedroom 20.33 Ft x 14.00 Ft

Bedroom 11.08 Ft x 11.00 Ft

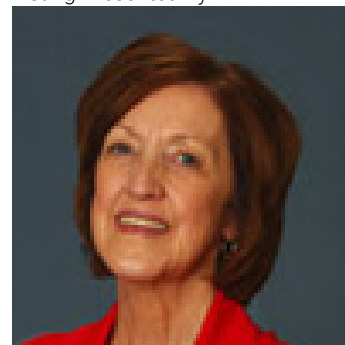
Bedroom 11.67 Ft x 11.00 Ft

Bonus Room 12.42 Ft x 10.33 Ft

Laundry room 9.75 Ft x 5.92 Ft

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Listing Presented By:



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CIR

REALTY

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**Kitchen** 23.25 Ft x 11.17 Ft  
**Dining room** 16.83 Ft x 13.50 Ft  
**Office** 14.08 Ft x 9.50 Ft

**4pc Bathroom** Measurements not available  
**4pc Bathroom** Measurements not available  
**5pc Bathroom** Measurements not available