



# 1624 Broadview Road Calgary Alberta

\$1,899,900

Immaculate West Coast modern home located on an oversized 37.5' x 125' lot in desirable Hillhurst. This home will leave a lasting impression as you walk up the beautifully manicured lot and into a warm and inviting foyer where you'll instantly notice 10' ceilings, impeccable white oak hardwood floors, and clean contemporary lines throughout. A front formal living room is adorned by the south sun and is anchored by a stone surround gas fireplace. The main living space is an open floor plan with a dining area, family room with another gas fireplace and built-ins and an executive kitchen with with a large island with raised breakfast bar and wine fridge, granite & quartz counters, designer styled kitchen cupboards, and high-end appliances including Subzero fridge, and Wolf microwave and gas range. Open riser stairs with glass rails lead up to a bright upper level showcasing 9' ceilings, skylights, convenient laundry, full bath, and 4 generous bedrooms. The primary retreat is a tranquil setting with ample windows, private balcony, gas fireplace, and a luxurious 6pc ensuite with in-floor heat, steam shower and soaker tub. Accessible from the ensuite if the large walk-in closet with custom shelving. The fully developed lower presents in-floor heating, a fifth bedroom and den that can ideally function as a home gym or office. Families will love the large games area and gathering for movies in the media room with projector and screen. A large wet bar with centre island is perfect for storing beverages and making popcorn. The backyard retreat is a serene oasis with a covered gazebo over the deck for privacy, beautiful yard for kids to play and heated double detached garage. Live an amazing urban lifestyle on a quiet tree-lined cul-de-sac within steps of the city's best bike paths, walking distance to downtown, and close to the trendy shops & cafes of Kensington. Welcome hom...

Family room 17.50 Ft x 12.08 Ft

Recreational, Games room 22.83 Ft x 14.92 Ft

Bedroom 13.25 Ft x 13.00 Ft

Other 15.50 Ft x 11.25 Ft

3pc Bathroom Measurements not available

Kitchen 22.92 Ft x 11.83 Ft

2pc Bathroom Measurements not available

Laundry room 9.92 Ft x 6.92 Ft

Primary Bedroom 16.17 Ft x 15.92 Ft

Bedroom 12.67 Ft x 12.50 Ft

Bedroom 12.50 Ft x 12.08 Ft

Bedroom 12.17 Ft x 9.92 Ft

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

Listing Presented By:



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Dining room 16.00 Ft x 13.42 Ft  
Living room 15.92 Ft x 15.00 Ft  
Family room 16.00 Ft x 15.00 Ft

5pc Bathroom Measurements not available  
6pc Bathroom Measurements not available