



## 2123 Broadview Road Calgary Alberta

\$999,900

Here in one of Calgary's most desirable inner city neighbourhoods is where you'll find this truly incredible semi-detached two storey...a stylish custom home with total of 4 bedrooms, sleek designer kitchen with Nolte cabinets, 3 fireplaces & sunny South backyard with heated 2 car garage. With its classic New York brownstone-inspired exterior, this extensively upgraded home boasts rich Brazilian cherry floors & granite countertops, 3.5 bathrooms, private home theatre & over 2700sqft of air-conditioned space over 3 levels of upscale inner city living. You will embrace the sensational open concept flow of the main floor with its expansive 9ft ceilings & heated tile floors, from the elegant formal dining room with 2-sided fireplace & stone feature wall, to the sun-drenched living room with a wall of South-facing windows & fireplace complemented by floor-to-ceiling custom built-ins. At the heart of this amazing home is the showpiece kitchen with its high gloss custom cabinetry featuring pull-out pantry & spice racks, massive centre island & top-of-the line appliances including Blomberg dishwasher & Faber hoodfan, Viking gas cooktop, Liebherr fridge & AEG Electrolux convection oven. The curved staircase with open risers leads up to the 2nd floor & 3 fantastic bedrooms - all with Brazilian cherry floors. The oversized owners' retreat has a full wall of built-in wardrobe cabinets, vaulted ceilings, South-facing windows with integrated blackout blinds, 2-sided stone-facing fireplace & luxurious ensuite with granite-topped double vanities & skylight, airjet tub, heated floors & shower with body jets. The 2 other bedrooms both have great closet space & 1 has a Juliet balcony. Finishing off the 2nd floor is the family bath & laundry with built-in shelving & LG steam washer & dryer. The lower level - with infloor heating, is finished with 4th bedroom - with private access into...

5pc Bathroom Measurements not available

Media 19.33 Ft x 16.92 Ft

Bedroom 13.42 Ft x 10.92 Ft

Wine Cellar 11.00 Ft x 6.92 Ft

2pc Bathroom Measurements not available

Living room 19.92 Ft x 13.17 Ft

Kitchen 21.50 Ft x 19.92 Ft

4pc Bathroom Measurements not available

6pc Bathroom Measurements not available

Primary Bedroom 19.92 Ft x 15.92 Ft

Bedroom 13.08 Ft x 9.75 Ft

Bedroom 14.17 Ft x 9.67 Ft

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

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Dining room 11.83 Ft x 11.33 Ft

Laundry room 5.67 Ft x 2.42 Ft