



## 2332 Broadview Road Calgary Alberta

\$1,350,000

FACING GREEN SPACE & PLAYGROUND / NEW HOME MOVE IN READY / 3 STOREY LOFT WITH BALCONY / 2,500 SQFT ABOVE GRADE / 5 BEDROOMS / 4.5 BATHROOMS/ DOUBLE DETACHED GARAGE / FULLY FINISHED BASEMENT / MAIN FLOOR OFFICE / KITCHEN PANTRY / OPEN-RISER CUSTOM STAIRCASE / TANKLESS WATER SYSTEM / WIRED FOR SECURITY & SOUND / Welcome to 2334 Broadview Road NW, an exquisite residence nestled in the heart of Calgary's most distinguished streets in the community of West Hillhurst. This brand-new, rare and uniquely designed 3-storey home draws inspiration from timeless modern architecture, boasting unparalleled luxury finishes. Crafted by the renowned inner-city builder and BILD award winner Green Cedar Homes Inc., this residence spans over 3,300 square feet of thoughtfully designed living space. As you step inside, you are greeted by a meticulously planned open floor layout that seamlessly integrates modern elegance with functional living. Upon entry, the main level features a welcoming dining room leading to a fully equipped gourmet kitchen adorned with a Fisher and Paykel appliance package, a 10-foot-long island with breakfast bar seating, under-cabinet LED lighting, and a family living room. A sliding rear patio door beckons you to an outdoor backyard concrete pad, setting the stage for all your family entertainment needs. Luxury is defined on all four floors, with upgraded MDF shiplap detailing, wall sconce LED lighting, and built-in speakers throughout with premium built-in finishes. The second level hosts a master bedroom retreat with a 6-piece ensuite bathroom, stand-alone tub, his and hers sinks, a custom shower, a walk-in closet and its own balcony. Two additional bedrooms with their 4-piece shared bathroom and a laundry room with added convenience complete the second floor. The third floor is a loft-inspired haven, featuring a bonus room with double sliding door access to a...

3pc Bathroom 8.75 Ft x 11.50 Ft

5pc Bathroom 8.67 Ft x 13.08 Ft

Bedroom 9.58 Ft x 14.75 Ft

Bedroom 9.67 Ft x 14.75 Ft

Primary Bedroom 10.42 Ft x 13.83 Ft

Bedroom 14.75 Ft x 12.33 Ft

Recreational, Games room 14.75 Ft x 22.00 Ft

2pc Bathroom 4.92 Ft x 5.33 Ft

Dining room 11.83 Ft x 7.17 Ft

Foyer 8.92 Ft x 7.17 Ft

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Listing Presented By:



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4pc Bathroom 8.42 Ft x 4.92 Ft  
Bedroom 8.42 Ft x 9.00 Ft  
Bonus Room 16.08 Ft x 14.42 Ft  
4pc Bathroom 5.58 Ft x 8.50 Ft

Kitchen 13.92 Ft x 16.75 Ft  
Living room 15.83 Ft x 16.58 Ft  
Office 10.50 Ft x 9.83 Ft