



1807 Broadview Road Calgary Alberta

\$1,699,900

Located on sought-after Broadview Road in the inner-city community of Hillhurst, this brand new 3+1 bedroom home with CITY & RIVER VIEWS, built by D & M Custom Homes, offers nearly 3400 sq ft of meticulously developed living space exhibiting top quality & exquisite attention to detail throughout. The open & airy main level presents wide-plank hardwood flooring, lofty ceilings & stylish light fixtures, showcasing the front dining area & kitchen that's beautifully finished with quartz counter tops, large island/eating bar, plenty of storage space & stainless steel appliance package. The living room is adjacent to kitchen & is anchored by an eye-catching feature fireplace & built-ins. A mudroom & 2 piece powder room complete the main level. The second level hosts 2 spacious bedrooms plus a laundry room with sink & storage is conveniently situated in the hallway. On the third level, the primary retreat is a true private oasis boasting a large bedroom with access to the north balcony with city vistas, two custom walk-in closets & opulent 5 piece ensuite featuring heated floors, gorgeous vanity with dual sinks, relaxing freestanding soaker tub & oversized glass shower. A second south facing balcony with city & Bow River views is accessed just down the hall. Basement development includes roughed-in in-floor heat, a spacious family/media room with wetbar, fourth bedroom & 3 piece bath. Other notable features include roughed-in air conditioning & built-in speakers throughout. Outside, enjoy the sunny south back yard with patio & access to the double detached garage. This stunning home is located just blocks to scenic Bow River pathways & close to trendy Kensington, Riley Park, SAIT, U of C, schools, shopping & is walking distance to the downtown core. (id:6769)

Primary Bedroom 14.42 Ft x 11.67 Ft

5pc Bathroom .00 Ft x .00 Ft

Other 7.92 Ft x 3.58 Ft

Recreational, Games room 10.83 Ft x 7.42 Ft

Family room 14.50 Ft x 14.00 Ft

Bedroom 14.50 Ft x 10.92 Ft

3pc Bathroom .00 Ft x .00 Ft

Living room 15.83 Ft x 13.00 Ft

Foyer 6.33 Ft x 5.08 Ft

Other 5.50 Ft x 4.92 Ft

2pc Bathroom .00 Ft x .00 Ft

Laundry room 8.17 Ft x 5.92 Ft

Bedroom 15.58 Ft x 12.67 Ft

Bedroom 13.92 Ft x 10.67 Ft

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Listing Presented By:



Originally Listed by:
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Kitchen	20.92 Ft x 12.25 Ft	4pc Bathroom	.00 Ft x .00 Ft
Dining room	10.50 Ft x 9.92 Ft	5pc Bathroom	.00 Ft x .00 Ft
Breakfast	11.33 Ft x 10.33 Ft		