



## 2239 Broadview Road Calgary Alberta

\$995,000

Welcome to this stunning semi-detached home backing onto a greenspace & Bow River Pathway with over 3000 square feet of developed living space. Owned by a designer, this home is impressive with gleaming MAPLE hardwood floors on the main floor as well as a GOURMET kitchen featuring premium glazed MAPLE cabinets, GRANITE countertops, TILE backsplash, GAS cooktop & fireplace. The fireplace is a double sided, wood burning with gas log lighter & is a gorgeous feature in the living room. The living room has french doors which open up to an oasis. The low maintenance, south backyard boasts an aggregate patio, lush plants, flowers & water fountain. The main floor also features a spacious office & charming 2 piece bathroom w. granite countertops and MAPLE cabinets. Upstairs you will find 3 large bedrooms, 2 baths & laundry area. The master suite features a huge walk-in closet & 5 piece ensuite with stone countertops, MAPLE cabinets, double vanity, soaker tub & fully tiled, glass enclosed STEAM SHOWER. The 4 piece main bathroom is lovely & includes TILE floor & MAPLE cabinets. The basement is developed and has plenty of room for entertaining or play area. BONUSES include: BRAND NEW carpet upstairs & basement, Central A/C, BOSE sound system on all 3 levels & outside, infloor heat in basement & master bath, TRIPLE glazed windows, upgraded light fixtures throughout, Vacuflo system & attachments, heating is newer boiler system (inspected Sept 2024) for water so never run out of hot water, water softener system, solid wood 8 ft doors throughout home, basement freezer & beverage fridge & 1 house away from tot lot & park. Backing onto a greenspace, the BOW RIVER pathway is directly out your back door and is less than 10 min bike to Peace Bridge, 13 minute ride to Angel's Cafe on Bow River & short bike to Edworthy Park or downtown. Walking distance to Kensington Village & 19th Str...

Laundry room 6.00 Ft x 2.92 Ft  
Primary Bedroom 17.83 Ft x 16.58 Ft  
Bedroom 11.17 Ft x 9.58 Ft  
Bedroom 13.25 Ft x 9.08 Ft  
4pc Bathroom 8.17 Ft x 6.08 Ft  
5pc Bathroom 15.75 Ft x 10.17 Ft

Kitchen 13.83 Ft x 11.00 Ft  
Dining room 13.42 Ft x 9.50 Ft  
Living room 19.00 Ft x 15.42 Ft  
Foyer 14.33 Ft x 10.58 Ft  
Office 11.92 Ft x 11.92 Ft  
2pc Bathroom 5.50 Ft x 4.67 Ft

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

Listing Presented By:



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Family room 31.00 Ft x 18.33 Ft