



GRASSROOTS
REALTY GROUP

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1707 Broadview Road NW
Calgary, Alberta

MLS # A2273025



\$1,849,900

Division:	Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,837 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Metal

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Steam Room, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar

Inclusions: Alarm system hardware, garage heater, wall-mounted TV/brackets, wet bar dishwasher, wine fridge. NOTE: Ring doorbell camera <as is>

Here on one of Hillhurst's most sought-after streets is where you'll find this beautifully appointed custom home, siding onto a playground & walking distance to winding trails of the Bow River Pathway system. Located on this 37x125ft lot on exclusive Broadview Road, this stunning two storey home enjoys rich Brazilian Cherry floors & quartz countertops, 4 bedrooms & 4.5 bathrooms, oversized & heated 2 car garage plus a host of upgrades including high-end appliances, central air & steam shower, South backyard & partial downtown views. Original owner of this fully finished executive home, with a sensational main floor with 10ft ceilings, spacious formal living room with paneled feature wall, open concept home office with built-in shelving & sun-drenched family room with sleek contemporary fireplace complemented by built-in cabinets. The exquisitely-designed kitchen is fully-loaded with all the bells & whistles…2-toned cabinets & quartz counters, undercabinet lighting, butlers pantry & pull-out spice drawers, quartz waterfall island & top-of-the-line appliances including Electrolux AEG double ovens & gas cooktop, Liebherr fridge & Miele hoodfan. Head on upstairs to the 2nd floor & 3 fantastic bedrooms…each with their own ensuites. The owners' retreat will be your private sanctuary & it comes complete with a large walk-in closet & luxurious ensuite with free-standing soaker tub, glass steam shower with body jets & quartz-topped double vanities. There are walk-in closets & full ensuites in the other 2 bedrooms…which both face South & have partial downtown views. Completing the 2nd floor is the laundry room with LG steam washer & dryer, sink, built-in cabinets & separate access from the master bedroom closet. The lower level – with infloor heating, is beautifully finished with a 4th bedroom, bathroom with shower,

exercise room & rec room with wet bar & wine room. Additional extras & features include the main floor mudroom with built-in lockers, built-in ceiling speakers & underground sprinklers, low-flow/dual-flush toilets & low-maintenance South backyard with concrete deck & patio. The low-maintenance South backyard is fully fenced & has a terrific 2-level concrete deck & patio, gas line for your BBQ & oversized detached 2 car garage complete with heater. Prime location in one of Northwest Calgary's most desirable inner city neighbourhoods with walking distance to Broadview Park & bus stops, just minutes to the vibrant Kensington District, major retail centers, schools & downtown.