



**1624 Broadview Road NW
Calgary, Alberta**

MLS # A2127524

\$1,899,900



Division:	Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,091 sq.ft.	Age:	2012 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Garden, Interior Lot, Landscaped, Level, Rectan		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Marble	Sewer:	-
Roof:	Flat	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Skylight(s), Storage, Walk-In Closet(s), Wired for Sound

Inclusions: n/a

Immaculate West Coast modern home located on an oversized 37.5' x 125' lot in desirable Hillhurst. This home will leave a lasting impression as you walk up the beautifully manicured lot and into a warm and inviting foyer where you'll instantly notice 10' ceilings, impeccable white oak hardwood floors, and clean contemporary lines throughout. A front formal living room is adorned by the south sun and is anchored by a stone surround gas fireplace. The main living space is an open floor plan with a dining area, family room with another gas fireplace and built-ins and an executive kitchen with with a large island with raised breakfast bar and wine fridge, granite & quartz counters, designer styled kitchen cupboards, and high-end appliances including Subzero fridge, and Wolf microwave and gas range. Open riser stairs with glass rails lead up to a bright upper level showcasing 9' ceilings, skylights, convenient laundry, full bath, and 4 generous bedrooms. The primary retreat is a tranquil setting with ample windows, private balcony, gas fireplace, and a luxurious 6pc ensuite with in-floor heat, steam shower and soaker tub. Accessible from the ensuite if the large walk-in closet with custom shelving. The fully developed lower presents in-floor heating, a fifth bedroom and den that can ideally function as a home gym or office. Families will love the large games area and gathering for movies in the media room with projector and screen. A large wet bar with centre island is perfect for storing beverages and making popcorn. The backyard retreat is a serene oasis with a covered gazebo over the deck for privacy, beautiful yard for kids to play and heated double detached garage. Live an amazing urban lifestyle on a quiet tree-lined cul-de-sac within steps of the city's best bike paths, walking distance to downtown, and close to the trendy shops & cafes of Kensington.

Welcome home!