



GRASSROOTS
REALTY GROUP

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**1910 Broadview Road NW
Calgary, Alberta**

MLS # A2136956



\$2,699,988

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,913 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar, Wired for Data

Inclusions: n/a

Every inch of this DETACHED INFILL has been thoughtfully designed, resulting in a breathtaking fusion of tradition & modernity that only MOON HOMES can achieve! This ULTRA-LUXURY home offers your family a unique lifestyle. West Hillhurst, & neighbouring Kensington, is home to your favourite eats like Hayden Block, The Continental, Oxbow, Pie Junkie, Vero Bistro, & Osteria. Catch an early afternoon class at Barre Belle, then grab a coffee & take a walk along the Bow River Pathway on your way home. After dinner, head over to Made by Marcus for an evening treat, only 10-min away along w/ Dairy Lane Cafe, Vintage Caffeine Co, & The Lodge at 1918. The Bow River Pathway system is a block South & Edworthy Park is only 5 min away. Highly commutable, you're close to 14th St, Crowchild Trail, & Memorial Dr! Situated on a large lot w/ SOUTH EXPOSURE, the curb appeal of this home is unlike any other, w/ full-height, arched windows set against a traditional exterior w/ curved concrete front patio, intricate moulding details, cast iron fencing, & concrete pillars. The breathtaking design continues through the French glass-panelled doors & into the foyer w/ views across the main floor & CURVED STAIRCASE! 10-ft ceilings & engineered hardwood flooring take you into the front office & elegant 2-pc powder room under an archway before heading into the dining room w/ ceiling-height windows & a custom coffee/wet bar w/ quartz counter. A luxurious 2-way gas fireplace is shared by the dining room & living room, w/ an archway to the living room w/ a full wall built-in media centre & dual sliding glass doors to take you out to the large back deck. The unbelievable chef's kitchen features all the amenities you want in a designer home — custom cabinetry, endless quartz countertops, an oversized window above the dual undermount sink, a large

central island w/ flawless quartz countertop, LED under-cabinet lighting, & a full walk-in pantry. The upgraded, premium S/S appliance package includes a gas range, built-in wall oven/microwave, French door fridge, & dishwasher. The mudroom is tucked away next to the side entrance, giving you direct access to the TRIPLE CAR GARAGE, w/ a built-in bench & a walk-in closet to keep everything organized. Upstairs, you're greeted by the large bonus room w/ stunning views of the arched windows. There are two junior suites, each w/ walk-in closets & modern 5-pc ensuites, & a laundry room w/ quartz folding counter & sink. Through French doors, the incredible primary suite features arched windows, a seating area, & an archway taking you to the dual walk-in closets & stunning 5-pc ensuite, featuring heated tile floors, a fully tiled walk-in steam shower w/ bench, a dual vanity w/ make-up area, & a freestanding soaker tub. Enjoy more living space in the basement w/ a large rec area, wet bar w/ island, walk-in wine room, home gym, fourth bedroom, & 4-pc bath! If you're looking for modern luxury in a statement house, this is the one for you!