



**1907 Broadview Road NW
Calgary, Alberta**

MLS # A2144877



\$1,599,500

Division:	West Hillhurst		
Type:	Residential/House		
Style:	3 Storey		
Size:	2,630 sq.ft.	Age:	2023 (1 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Quartz Counters, Wet Bar		

Inclusions: 2 Bar Fridges, 3 Security Cameras, Ring Door Bell, 2 Key Pads, 2 TV Wall Mounts

Welcome to this stunning 3-story detached home located in the sought-after neighborhood of West Hillhurst. Entertain friends & family on the open main level that boasts a dining area with custom wainscoting & large windows & a beautifully designed kitchen with an oversized island with a waterfall quartz counter, high-end appliances including a Fisher & Paykel fridge & dishwasher, a Wolf gas stove, heated tile floor, & under-cabinet lighting. The living room features a custom multi-tier gas fireplace, coffered ceilings, & custom wainscoting. On the second level, you will find the primary bedroom with two walk-in closets & a dream ensuite that includes in-floor heating, a freestanding soaker tub, dual vanities, & a custom steam shower. This floor also includes two additional bedrooms, a 4-piece bathroom, & a laundry room. The third-floor loft area is perfect for entertaining with a wet bar, a 3-piece bathroom, & a balcony offering views of downtown & the Bow River. The fully finished basement is equipped with in-floor heating, large recreation room, walk-in wine cellar, wet bar, fourth bedroom, 3-piece bathroom & tons of storage. The home is equipped with an elevator that reaches all floors, & central air conditioning for year-round comfort. Features include: 'ceilings on the main & upper floors & ' in the basement, mud room with bench & hooks, central A/C, no smoking or pets in the house & so much more! Recent upgrades: Over \$30,000 in custom window coverings, R/O in kitchen, 3 security camera & doorbell camera & garage insulation, drywall & paint. The maintenance-free south-facing backyard provides the perfect outdoor retreat. Situated in a very quiet location, this home is close to river pathways, parks, restaurants, coffee shops, & all other amenities. This exquisite home perfectly blends elegance & modern convenience. You'll love calling it home!!