



THE
A-TEAM

**RE/MAX
FIRST**

1910 BROADVIEW Road, Calgary T2N 3H7

MLS®#: **A2136956** Area: **West Hillhurst** Listing Date: **06/11/24** List Price: **\$2,699,988**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2025** Abv Sqft: **2,913**
Lot Information Low Sqft:
 Lot Sz Ar: **4,682 sqft** Ttl Sqft: **2,913**
 Lot Shape:

DOM

193
Layout
 Beds: **4 (3 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Level,Rectangular Lot**
 Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: **Asphalt** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator**
 Int Feat: **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**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`2" x 14`4"	Kitchen	Main	23`3" x 11`2"
Dining Room	Main	16`10" x 13`6"	Office	Main	14`1" x 9`6"
Bedroom - Primary	Upper	20`4" x 14`0"	Bedroom	Upper	11`1" x 11`0"
Bedroom	Upper	11`8" x 11`0"	Bonus Room	Upper	12`5" x 10`4"
Laundry	Upper	9`9" x 5`11"	Bedroom	Lower	14`6" x 11`6"
Exercise Room	Lower	16`2" x 15`1"	Game Room	Lower	21`5" x 19`7"

Wine Cellar
4pc Ensuite bath
5pc Ensuite bath

Lower
Upper
Upper

8`2" x 6`4"

2pc Bathroom
4pc Ensuite bath
4pc Bathroom

Main
Upper
Lower

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

51510

Remarks

Pub Rmks:

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!

Inclusions:
Property Listed By:

n/a
RE/MAX House of Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





