

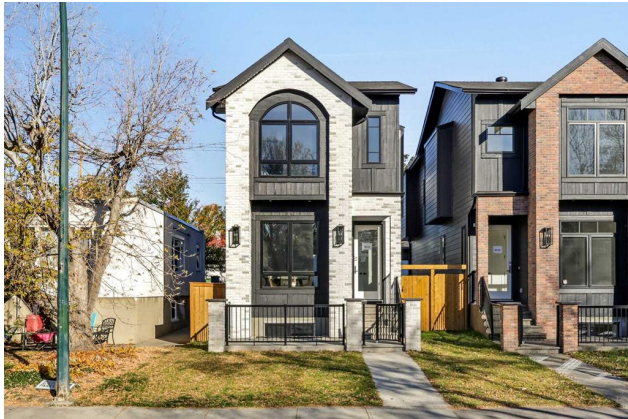


THE
A-TEAM

**RE/MAX
FIRST**

2112 BROADVIEW Road, Calgary T2N 3H9

MLS®#: **A2176580** Area: **West Hillhurst** Listing Date: **10/31/24** List Price: **\$1,299,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,121 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,018**
 Low Sqft:
 Ttl Sqft: **2,018**

DOM

33
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Interior Lot,Landscaped,Level,Rectangular Lot,See Remarks**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Courtyard,Lighting,Playground,Private Entrance,Private Yard**

Construction: **Brick,Concrete,Wood Siding**
 Flooring: **Ceramic Tile,Hardwood,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Dishwasher,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Washer,Gas Range,Microwave,Range Hood**
 Int Feat: **Bar,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Kitchen Island,Low Flow Plumbing Fixtures,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Sump Pump(s),Tray Ceiling(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`11" x 14`10"	Kitchen	Main	23`6" x 10`11"
Dining Room	Main	14`5" x 10`11"	2pc Bathroom	Main	5`3" x 5`1"
Bedroom - Primary	Upper	15`11" x 15`5"	5pc Ensuite bath	Upper	14`4" x 7`1"
Bedroom	Upper	12`5" x 9`6"	Bedroom	Upper	12`5" x 9`8"
4pc Bathroom	Upper	8`10" x 4`11"	Laundry	Upper	7`1" x 5`6"
Game Room	Lower	23`1" x 14`7"	3pc Bathroom	Lower	8`11" x 4`11"

Bedroom Lower 14`7" x 9`11" Legal/Tax/Financial

Title: Zoning:
Fee Simple R-CG
Legal Desc: 51510

Remarks

Pub Rmks: **Welcome to your dream home in the prestigious West Hillhurst community, where elegance meets modern comfort. This stunning residence boasts a timeless brick exterior, offering a blend of classic charm and contemporary sophistication. Step inside to an expansive open-concept main floor designed for both lavish entertaining and intimate family gatherings. The custom kitchen is a chef's delight, featuring exquisite white oak cabinetry, top-of-the-line built-in appliances, and pristine countertops. Adjacent to the kitchen is a spacious dining area that seamlessly flows into the grand living room. Here, you'll find more white oak cabinets and a magnificent marble surround fireplace, creating a cozy yet luxurious ambiance. Ascend to the upper level, where the opulent primary bedroom awaits. This sanctuary offers a private ensuite complete with in-floor heating and a rejuvenating steam shower, perfect for unwinding after a long day. Two additional well-appointed bedrooms, a full bathroom, and a convenient laundry room complete this level, providing ample space and comfort for family and guests. The lower level is designed for relaxation and entertainment. A large recreation area invites you to enjoy movie nights, games, or simply unwinding. The white oak wet bar adds a touch of sophistication, making it an ideal spot for hosting friends. An additional bedroom on this level offers privacy and comfort, perfect for guests or a home gym/office. Every detail of this luxurious West Hillhurst home has been thoughtfully crafted to offer an unparalleled living experience. From the exquisite finishes to the modern amenities, this residence is truly a masterpiece. West Hillhurst in Calgary is a prestigious neighborhood offering a blend of urban sophistication and suburban tranquility, perfect for discerning luxury home buyers. Residents enjoy access to lush green spaces like West Hillhurst Park and the scenic Bow River Pathway. The area is home to top-tier schools, including Queen Elizabeth School and Ecole Madeleine d'Houet School, ensuring quality education. Upscale shopping and dining options abound at nearby Kensington Village and Crowchild Square. Health and wellness are prioritized with the West Hillhurst Fitness Centre and proximity to Foothills Medical Centre. Convenient access to major roadways, along with a vibrant community atmosphere fostered by the West Hillhurst Community Association, makes this an ideal locale for luxury living.**

Inclusions: N/A
Property Listed By: eXp Realty

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



