

## 2034 BROADVIEW Road, Calgary t2n3h8

MLS®#:	A2185407	Area:	West Hillhurst	Listing Date:	01/08/25	List Price: <b>\$1,349,000</b>
Status:	Active	County:	Calgary	Change:	None	Association: Fort McMurray



nformation				DOM	
2:	Residential			2	
:	Detached			<u>Layout</u>	
n:	Calgary	Finished Floor Ar	<u>ea</u>	Beds:	5 (3 2 )
:	2024	Abv Sqft:	2,015	Baths:	3.5 (3 1)
<u>nation</u>		Low Sqft:		Style:	2 Storey
	3,000 sqft	Ttl Sqft:	2,015		
:				Parking	
				Ttl Park:	4
				Garage Sz:	2

## Back Lane,Back Yard,Landscaped,Rectangular Lot Double Garage Detached,Garage Door Opener,Garage Faces Rear,Insulated

Utilities and Features

Roof: Heating: Sewer: Ext Feat:	Asphalt Shingle,Metal Central,In Floor,Electric,Fireplace(s),Forced Air,Natural Gas Public Sewer BBQ gas line			Flooring:	Brick,Concrete,Stone,Wood Frame Flooring: Carpet,Ceramic Tile,Hardwood Water Source: Drinking Water,Public Fnd/Bsmt:				
				<b>3</b>					
Kitchen Appl: Int Feat: Utilities:		Dishwasher,Dryer,Gas Range,Humidifier,Microwave,Refrigerator,Washer Built-in Features,No Animal Home,No Smoking Home,See Remarks,Separate Entrance,Storage,Sump Pump(s),Vaulted Ceiling(s),Walk-In Closet(s),Wired for Data Room Information							
Room		Level	Dimensions	Room	Level	Dimensions			
Bedroom - Pi Bedroom	rimary	Second Second	47`7" x 39`4" 37`1" x 33`9"	Bedroom Bedroom	Second Lower	44`11" x 29`11" 33`2" x 31`6"			
Bedroom		Lower	32`10" x 30`6"	Living Room	Main	46`11" x 42`8"			
Kitchen		Main	73`2" x 39`8"	Dining Room	Main	47`3" x 36`5"			
Laundry		Second	27`3" x 18`4"	5pc Ensuite bath	Second	0`0" x 46`11"			
4pc Bathroor	m	Second	39`0" x 21`4"	4pc Bathroom	Lower	30`6" x 13`6"			

2pc Bathroom	Main	16`9" x 16`1"
		Legal/Tax/Financial
Title:		Zoning:
Fee Simple		R1
Legal Desc:	51510	
		Remarks
Pub Rmks: Inclusions:	green space and on of modern elegance where Gleaming nat Porcelain(not quartz family living and ho good sized bedroom tub and walk-in tile many other options detached rear car go Fridge x 2, Range x	unday Jan. 12th 11am-3pm***Welcome home to an exceptional new build by inner city Master Builder Palatial homes Ltd. Located across from by a block away from the Bow river walking/biking path network in a very desirable community of West Hillhurst. This home offers a unique blend and functional craftsmanship. Enter this custom designed home through the south facing front door into bright and open main floor layout cural oak Herringbone hardwood will steal your breath away. Central Gourmet chef-inspired kitchen with High end Jenn-Air appliances and a or granite) countertops with plenty of cabinetry and storage. Cozy living room with natural gas fireplace and built-in is perfect for everyday liday gatherings. Extra large tile floored Mudroom is meticulously positioned to keep muddy and snowy shoes out of sight. Upstairs offers 3 very is. The luxurious master ensuite offers spa-like private retreat with in-floor heating, porcelain countertop double sink vanity , freestanding bath finished shower. Private toilet. Inconspicuous fully finished 2 bedroom legal basement suite provides extra space for growing family among Exterior is fully finished with hardie board and stone. Sunny south facing, partially enclosed patio is perfect for evening hangouts. Double arage. Fully landscaped. Call or email for more information. 2, Dishwasher x 2, Washer x 2, Dryer x 2, Microwave x 2, Hoodfan x 2.
Inclusions: Property Listed By:	Fridge x 2, Range x URBAN-REALTY.ca	2, Dishwasher x 2, Washer x 2, Dryer x 2, Microwave x 2, Hoodfan x 2.

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







