

## 2034 BROADVIEW Road, Calgary t2n3h8

| MLS®#:  | A2185407 | Area:   | West Hillhurst | Listing<br>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:<br>Heating:<br>Sewer:<br>Ext Feat: | Asphalt Shingle,Metal<br>Central,In Floor,Electric,Fireplace(s),Forced<br>Air,Natural Gas<br>Public Sewer<br>BBQ gas line |  |                                | Flooring:          | Brick,Concrete,Stone,Wood Frame<br>Flooring:<br>Carpet,Ceramic Tile,Hardwood<br>Water Source:<br>Drinking Water,Public<br>Fnd/Bsmt: |                                  |  |  |  |
|--|---|--|--------------------------------|--------------------|---|----------------------------------|--|--|--|
|  |   |  |                                | <b>3</b>           |   |                                  |  |  |  |
| Kitchen Appl:<br>Int Feat:<br>Utilities: |   | Dishwasher,Dryer,Gas Range,Humidifier,Microwave,Refrigerator,Washer<br>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<br>Room Information |                                |                    |   |                                  |  |  |  |
| Room                                     |   | Level  | Dimensions                     | Room               | Level   | Dimensions                       |  |  |  |
| Bedroom - Pi<br>Bedroom                  | rimary  | Second<br>Second   | 47`7" x 39`4"<br>37`1" x 33`9" | Bedroom<br>Bedroom | Second<br>Lower   | 44`11" x 29`11"<br>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:<br>Inclusions:           | green space and on<br>of modern elegance<br>where Gleaming nat<br>Porcelain(not quartz<br>family living and ho<br>good sized bedroom<br>tub and walk-in tile<br>many other options<br>detached rear car go<br>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<br>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<br>and functional craftsmanship. Enter this custom designed home through the south facing front door into bright and open main floor layout<br>cural oak Herringbone hardwood will steal your breath away. Central Gourmet chef-inspired kitchen with High end Jenn-Air appliances and<br>a or granite) countertops with plenty of cabinetry and storage. Cozy living room with natural gas fireplace and built-in is perfect for everyday<br>liday gatherings. Extra large tile floored Mudroom is meticulously positioned to keep muddy and snowy shoes out of sight. Upstairs offers 3 very<br>is. The luxurious master ensuite offers spa-like private retreat with in-floor heating, porcelain countertop double sink vanity , freestanding bath<br>finished shower. Private toilet. Inconspicuous fully finished 2 bedroom legal basement suite provides extra space for growing family among<br>Exterior is fully finished with hardie board and stone. Sunny south facing, partially enclosed patio is perfect for evening hangouts. Double<br>arage. Fully landscaped. Call or email for more information.<br>2, Dishwasher x 2, Washer x 2, Dryer x 2, Microwave x 2, Hoodfan x 2. |
| Inclusions:<br>Property Listed By: | Fridge x 2, Range x<br>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







