



GRASSROOTS
REALTY GROUP

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1624 Broadview Road NW
Calgary, Alberta

MLS # A2308508



\$1,899,000

Division:	Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,091 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Interior Lot, Landscaped, Lawn, Level, Recta		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Marble	Sewer:	-
Roof:	Flat	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Skylight(s), Storage, Walk-In Closet(s), Wired for Sound		
Inclusions:	Hot Tub - Negotiable		

Set on an oversized 37.5' x 125' lot along a quiet, tree lined cul-de-sac in coveted Hillhurst, this immaculate West Coast inspired residence blends refined design with exceptional family livability. From the moment you arrive, the manicured grounds and striking curb appeal set the tone for what awaits inside. Step into a warm, light filled foyer where soaring 10' ceilings, pristine white oak hardwood floors, and crisp contemporary lines create an immediate sense of understated luxury. The sun drenched front living room offers an elegant space to gather or unwind, anchored by a statement stone surround gas fireplace. At the heart of the home, a beautifully appointed open concept layout is designed with both everyday living and entertaining in mind. The dining area flows seamlessly into an inviting family room featuring custom built-ins and a second fireplace, while the chef-inspired kitchen impresses with a generous island and raised breakfast bar, wine fridge, a sophisticated blend of granite and quartz surfaces, designer styled cabinetry, and premium appliances including Sub-Zero refrigeration and Wolf gas range and microwave. An architectural open riser staircase with glass railing leads to the upper level, where 9' ceilings and skylights enhance the sense of space and natural light. Four well proportioned bedrooms, a full bath, and a thoughtfully placed laundry room provide comfort and convenience for growing families. The primary is a serene retreat offering a private balcony with downtown views, cozy fireplace, and a luxurious 6pc ensuite complete with in-floor heating, steam shower, and deep soaker tub. A custom walk-in closet adds both elegance and function. The fully developed lower level extends the home's versatility with in-floor heating, a fifth bedroom, and a flexible den ideal for a home office, gym, or guest space. Designed

for family enjoyment, this level also features an expansive games area and a dedicated media room with projector and screen. A stylish wet bar with central island enhances the experience for both everyday use and entertaining. Outdoors, the private backyard is a family haven. A covered gazebo creates an intimate setting for dining and relaxation, while the spacious yard offers ample room for children to play. A heated double detached garage adds year-round comfort while a convenient parking pad adds practicality. Perfectly positioned just steps from scenic bike pathways, within walking distance to downtown, and moments from the vibrant shops and cafés of Kensington, this exceptional home offers a rare opportunity to enjoy a sophisticated urban lifestyle in a family-friendly setting. Welcome to your forever home.