

# URBANUPGRADE & NEWINFILLS

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## 1910 BROADVIEW ROAD NW | FEATURES & UPGRADES

### MAIN FEATURES

- Oversized 37.5' x 125' Lot in West Hillhurst
- 2-Storey Estate-Level Detached Home
- Custom-Built by Calgary's Premiere Builder, Moon Homes
- 4,217 Square Feet of Developed Living Space (2,940 Square Feet Above Grade)
- 4 Bedrooms (3 Up/1 Down), 4.5 Bathrooms
- Sophisticated Curb Appeal with Limestone Exterior & Concrete Stairs to Front Door
- Grand Foyer with Curved Staircase and Designer Lighting Fixture (Ceiling to Basement)
- Two-way Fireplace between Living Room and Dining Room
- Fully Developed Basement with Rec Room, Gym, Wet Bar & Wine Room
- Fully Landscaped, Low Maintenance Backyard
- Triple Detached Garage

### MAIN FLOOR

- 10' Flat-Painted Ceilings Throughout with Ceiling Detail Moulding
- Wide Plank, Engineered Hardwood Flooring
- Spacious Foyer with Grand Entrance with Built-in Closet/Bench and Curved Staircase
- Large Front Office with Oversized Window, Custom Built-ins (Lacquered Black) with Under-Cabinet Lighting
- Powder Room with Framed Mirror, Custom Vanity, Quartz Sink, Wall-mounted Plumbing Fixture with Brushed Gold Faucet, High-end Quartz Countertop (Valentino Mondial), Modern Wallpaper
- Formal Dining Room with Modern Chandelier, Extravagant Bar with Wood Panelling, 3 Quartz Slabs, Extensive Shelving, LED Lighting, Bar Fridge and Pull-out Drawers
- Living Room with Two-Way Fireplace with Porcelain Dekton Tiles, Solid Wood Panelled Wall, Sliding Glass Doors to Backyard
- Premium Jenn-Air Stainless Steel Appliance Package
- Kitchen Features Custom High-End Cabinetry with Extensive Drawers, Pull-Out Spice Rack, Integrated Organizers, Pull-Out Garbage & Recycling & Feature Lighting
- Oversized Island with Quartz Countertops (Valentino Mondial), Bar Seating, and a Dual Basin Undermount Sink
- Walk-in Pantry with Extensive Built-in Shelving
- Rear Mudroom with Checkered Tile Flooring, Built-in Closet/Bench with Hooks and Shoe Storage, and Large Built-in Closet

403.269.8267 | **RE/MAX House of Real Estate**

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### UPPER FLOOR

- Extra-Wide Stairwell & Upper Hallways
- 9' Flat Painted Ceilings Throughout with Ceiling Detail Moulding
- Engineered Hardwood Flooring Throughout Stairwell and Upper Floor
- Extensive Moulding on Walls, Bonus Room with Wood Panelled Entertainment Unit, Archway to Spare Rooms
- Two Large Spare Bedrooms with Walk-in Closets and Separate 4-pc Ensuites
- Laundry Room with Folding Counter, Sink, Built-In Cabinetry with Hanging Rod, LG Side-by-Side Washer & Dryer on Pedestals, and Extensive Storage

### PRIMARY BEDROOM

- Primary Bedroom Features French Doors, Extensive Moulding, Oversized Arched Windows, Vaulted Ceilings
- Enormous His & Hers Walk-in Closets with Extensive Storage, LED lighting, Double and Single Hanging Areas, Shoe Shelving, and Built-In Mirror

### PRIMARY ENSUITE

- Heated Tile Floors & Fully Tiled Walls
- Dual Vanities with Quartz Counters, Pull-out Drawers, Make-up Desk, Undermount Sinks, Framed Ceiling Height Mirrors with Back Lighting
- Fully Tiled Steam Shower with 10mm Glass, Built-in Bench, Built-in Storage Niche and Rain Showerhead, Body Jets and Shower Wand
- Freestanding Soaker Tub
- Private Water Closet

### BASEMENT

- 9' Flat-Painted Ceilings with Extensive Pot Lighting
- Engineered Hardwood Flooring Throughout (In-floor Heat Roughed-in)
- Large Recreation/Entertaining Room with Built-in Entertainment Unit
- Wine Room with Built-in Shelving for and 10mm Glass Doors
- Bar Area with Quartz Counters, Undermount Bar Sink, Custom Curved Cabinetry, Floating Shelve, Beverage Fridge, and Bar Seating
- Large Gym Area with Rubber Flooring and Mirrored Wall
- Guest Bedroom with Large Window and Oversized Walk-in Closet
- 4-Piece Bathroom with Extra-Wide Vanity with Undermount Sink, Vanity Mirror with Designer Light, Quartz Counters, and Tub/Shower Combo

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### EXTERIOR

- Low-Maintenance Backyard
- Oversized Triple Detached Garage
- Cultured Limestone on Front Façade
- Grand Concrete Stairs Leading to Patio Landing & Front Door
- Low-Maintenance Hardie Board on Sides

### PLUMBING, HEATING, & ELECTRICAL

- High Efficiency 2-Stage Variable Speed Furnace with 2 Zones
- Heat Recovery Ventilation Unit
- On Demand Boiler System for Domestic Use
- In-Floor Heating Rough-in
- Central Air Conditioning Rough-in

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