



THE
A-TEAM

**RE/MAX
FIRST**

82 BELVEDERE Green, Calgary T2A 7G2

MLS®#: **A2108797**

Area: **Belvedere**

Listing Date: **02/22/24**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar: **3,347 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,458**
Low Sqft:
Ttl Sqft: **2,458**

DOM

87
Layout
Beds: **4 (4)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot, Zero Lot Line**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting, Misting System**

Construction: **Concrete, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Gas Range, Microwave Hood Fan, Range Hood, Washer, Window Coverings, Wine Refrigerator**
Int Feat: **Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Tile Counters, Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	14`6" x 8`10"
Den	Main	9`11" x 8`9"
Bonus Room	Upper	14`8" x 13`11"
Bedroom - Primary	Upper	14`0" x 13`5"
Bedroom	Upper	14`2" x 10`1"
4pc Bathroom	Main	7`9" x 4`10"

Room	Level	Dimensions
Living Room	Main	15`0" x 14`6"
Kitchen	Main	14`8" x 14`8"
Laundry	Upper	8`9" x 5`9"
Bedroom	Upper	10`5" x 10`0"
Bedroom	Upper	12`2" x 11`1"
5pc Ensuite bath	Upper	11`2" x 9`5"

5pc Bathroom	Upper	11`0" x 4`11"	Legal/Tax/Financial
Title: Fee Simple Legal Desc:	2110715	Zoning: R-G	Remarks
Pub Rmks:	Absolutely captivating Show Home in the highly sought-after 'Belvedere' community of Calgary! Offering a lease-back option, this stunning property is a rare find. Nestled in an amenities-rich environment, residents enjoy the convenience of being within walking distance to Costco, Walmart, banks, retail stores, and a plethora of restaurants. The property features green space in the back, providing a serene environment and privacy for residents. The house is equipped with numerous upgrades, including a Heated Garage, Air Conditioner, Upgraded Chef Kitchen, Spice Kitchen with a Wine Cooler, Main Floor full Washroom, Landscaping with a Sprinkler System, Exterior Lighting and more. These features enhance comfort, convenience, and aesthetic appeal. The Main Floor welcomes guests with a spacious foyer and offers a flex room that can be utilized as a bedroom, along with a full bathroom for added convenience. The main Kitchen boasts Majestic Kitchen Cabinets, Long Counters, A Big Kitchen Island ideal for home parties, and luxury vinyl flooring throughout the main floor. Upstairs, the home features a large master bedroom with a five-piece ensuite, three additional good-sized bedrooms, a main full bathroom, a bonus room, and a laundry room, catering to the needs of families. The basement is unfinished, offering the opportunity for customization and personalization according to the buyer's preferences and needs. The property is currently being used as a show home by the builder, presenting an opportunity for interested buyers to experience its beauty and potential firsthand. Interested buyers are encouraged to act swiftly to make it theirs before it's gone.		
Inclusions: Property Listed By:	N/A MaxWell Central		

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









