



THE
A-TEAM

**RE/MAX
FIRST**

170 BELMONT Crescent, Calgary T0L 0X0

MLS® #: **A2111435**

Area: **Belmont**

Listing Date: **03/01/24**

List Price: **\$759,000**

Status: **Pending**

County: **Calgary**

Change: **-\$6k, 02-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**
Lot Information
Lot Sz Ar: **4,262 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,095**
Low Sqft:
Ttl Sqft: **2,095**

DOM

79
Layout
Beds: **4 (3 1)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,City Lot,Corner Lot,Garden,Greenbelt,Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction:
Mixed
Flooring:
Vinyl Plank
Water Source:
Fnd/Bsmt:
Piling(s),Poured Concrete

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Washer/Dryer,Water Softener**
Int Feat: **Ceiling Fan(s),Kitchen Island,Storage**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	9`1" x 4`11"
Office	Main	9`1" x 12`0"
Living Room	Main	14`11" x 14`10"
4pc Ensuite bath	Second	9`11" x 11`3"
Bedroom	Second	8`7" x 13`10"
4pc Bathroom	Second	8`6" x 4`11"
4pc Bathroom	Basement	4`11" x 8`3"

Room	Level	Dimensions
Dining Room	Main	13`5" x 7`1"
Kitchen	Main	9`6" x 14`5"
Bedroom - Primary	Second	13`5" x 14`6"
Bedroom	Second	9`11" x 10`2"
Bonus Room	Second	13`0" x 15`7"
Laundry	Second	8`7" x 6`6"
Bedroom	Basement	12`2" x 12`9"

Game Room	Basement	15`9" x 18`2"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R-1N	
Legal Desc:	2111343		Remarks
Pub Rmks:	Welcome to charming and meticulously maintained 4 bed, 4 bath home nestled in a desirable SW neighborhood. Close to top schools, public transit, LRT station and many amenities. The massive corner lot offers a fully LANDSCAPED south backyard with lush GREENSPACE and private deck. Step inside to discover beautifully appointed interior selections complimented with natural light thanks to extra windows throughout the house. The main floor comes with full 4 pc bathroom and a den/office area. The bright living and L-shape upgraded kitchen with center island is ideal for family/friends get-togethers. Upstairs you will find with three spacious and bright bedrooms, ensuite spa bath, laundry room, common bathroom and a bonus/family room. The bonus/family area offers extra windows making it a perfect place to relax and unwind with your favorite book. If this is not enough, the fully FINISHED BASEMENT offers additional living space complete with bedroom, full bathroom and a rec room. Call today to book your private showing, this is a must see.		
Inclusions:	NA		
Property Listed By:	eXp Realty		

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







