



THE
A-TEAM

**RE/MAX
FIRST**

46 BELVEDERE Green, Calgary T2A 7M5

MLS®#: **A2113199**

Area: **Belvedere**

Listing Date: **03/08/24**

List Price: **\$829,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**
Lot Information
Lot Sz Ar: **3,595 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,460**
Low Sqft:
Ttl Sqft: **2,460**

DOM

72
Layout
Beds: **3 (3)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,See Remarks**
Park Feat: **Double Garage Attached,Front Drive,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator**
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	7`10" x 7`2"	Dining Room	Main	10`10" x 14`11"
Kitchen	Main	15`8" x 17`10"	Great Room	Main	14`1" x 14`11"
Den	Main	9`1" x 10`1"	4pc Bathroom	Upper	10`4" x 4`11"
4pc Ensuite bath	Upper	10`4" x 10`1"	Bedroom	Upper	10`4" x 13`4"
Bedroom	Upper	10`3" x 13`3"	Bonus Room	Upper	14`0" x 19`8"
Laundry	Upper	10`4" x 5`10"	Bedroom - Primary	Upper	14`3" x 14`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2211353

Remarks

Pub Rmks:

****3-BED | 3-BATH | SEPARATE SIDE-ENTRY | BACKING ONTO GREENSPACE | MAIN FLOOR DEN | IMMEDIATE POSSESSION**** This designer new home built by Crystal Creek features spacious 9-foot ceilings, a bright open-concept layout and a MAIN FLOOR 3PC BATHROOM. Backing onto greenspace and future school site, this home offers not just a place to live, but a lifestyle! Prepare to be wowed by the gourmet kitchen, boasting tall cabinets, elegant quartz countertops, and sleek stainless steel appliances, including a GAS RANGE. The oversized island serves as the focal point for entertaining guests or grabbing a quick snack. Cozy up by the fireplace in the great room, framed by large windows that flood the space with natural light. Need an extra bedroom for guests? The versatile front den with egress window offers endless possibilities. Upstairs, your primary bedroom treats you to morning sunlight and a spa-like ensuite. Two additional bedrooms, a tasteful main bathroom, an upper floor laundry room, and a generously-sized bonus room complete this level. The SEPARATE SIDE ENTRANCE and 9-ft CEILING BASEMENT with roughed-in plumbing offers excellent development potential. Rest easy knowing that your investment is protected by The Alberta New Home Warranty Program. Conveniently located near schools, parks, COSTCO, a movie theater, and the vibrant East Hills Plaza, this home combines convenience with comfort. Don't miss this opportunity - schedule a viewing today!

Inclusions:
Property Listed By:

None
Ally Realty

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









