



THE
A-TEAM

**RE/MAX
FIRST**

280 BELMONT Boulevard, Calgary T2X 4H3

MLS® #: **A2122720**

Area: **Belmont**

Listing Date: **04/14/24**

List Price: **\$729,900**

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: **2,830 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,795**
Low Sqft:
Ttl Sqft: **1,795**

DOM

35
Layout
Beds: **4 (3 1)**
Baths: **3.0 (2 2)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Yard**
Park Feat: **Parking Pad**

Utilities and Features

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

Construction:
Concrete, Wood Frame
Flooring:
Carpet, Laminate, Tile
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher, Gas Stove, Microwave, Oven-Built-In, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **High Ceilings**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`1" x 7`5"	Dining Room	Main	13`6" x 9`0"
Kitchen	Main	14`6" x 15`10"	2pc Bathroom	Main	5`0" x 5`6"
Bedroom - Primary	Second	13`6" x 12`0"	Laundry	Second	3`3" x 5`11"
Bedroom	Second	11`0" x 10`0"	Bedroom	Second	11`0" x 12`2"
5pc Bathroom	Second	8`1" x 8`6"	4pc Ensuite bath	Second	4`11" x 12`9"
Bedroom	Basement	14`4" x 11`10"	Family Room	Basement	10`6" x 18`7"
2pc Bathroom	Basement	10`6" x 4`11"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2111207**
 Zoning: **R-1N**

Remarks

Pub Rmks: **Winner of 2022 Design Excellence Award. Built and professionally designed/cleaned/maintained by Jayman BUILT. Designed with premium features and some upgrades include wallpaper, window coverings, air conditioning and landscaping. Main floor includes a bright great room with over 11" ceiling , specious upgraded kitchen with numerous storage cabinets and large central island, dining area and flex room. Second floor offers two bedrooms and laundry space. Fully finished basement features a cozy theater room with 11" ceiling, gym room (or a future bedroom), washroom, wine room and a wet bar. Cost savings on electrical bills due to solar panels installed on the roof. SHOW HOME is situated across future school area and located in a quite Belmont community with playgrounds, pathways, future recreational facility, and future C-Train station. Easy access to main roads (Macleod Trail and Stoney Trail) which provides quicker access to downtown and the mountains.**

Inclusions: **N/A**
 Property Listed By: **Seller Direct Real Estate**

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

















