



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**280 BELVEDERE Drive, Calgary T2A 7M5**

MLS® #: **A2124645**

Area: **Belvedere**

Listing Date: **04/19/24**

List Price: **\$749,900**

Status: **Active**

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: **4,348 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,902**  
Low Sqft:  
Ttl Sqft: **1,902**

DOM

**30**

Layout

Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,See Remarks**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Oven,Microwave Hood Fan,Refrigerator**  
Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`7" x 3`1"
Kitchen	Main	9`8" x 12`9"
4pc Bathroom	Upper	9`7" x 4`11"
Bedroom	Upper	9`8" x 13`1"
Bonus Room	Upper	14`0" x 13`8"
Bedroom - Primary	Upper	13`0" x 14`6"

Room	Level	Dimensions
Dining Room	Main	9`1" x 10`9"
Living Room	Main	13`5" x 16`4"
4pc Ensuite bath	Upper	9`8" x 9`0"
Bedroom	Upper	9`3" x 13`1"
Laundry	Upper	9`4" x 5`2"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**2211353**

Remarks

Pub Rmks:

**\*\*3-BED | 2.5-BATH | WALKOUT LOT | BACKING ONTO FARMLAND | IMMEDIATE POSSESSION\*\*** Welcome to 280 Belvedere Drive SE, where modern design meets unbeatable value with Crystal Creek Homes. Experience 9-foot ceilings, an open-concept layout, and stylish designer touches throughout. The kitchen boasts tall cabinets, elegant quartz countertops, and sleek stainless steel appliances. The peninsula-shaped countertops provide ample space for meal prep or a quick snack. Relax and unwind in the great room, where a cozy fireplace takes centre stage, framed by large windows that invite an abundance of natural light. Upstairs, retreat to the spacious primary bedroom, offering privacy without rear neighbours and a relaxing ensuite and large walk-in closet. Two additional bedrooms, a tasteful main bathroom, an upper floor laundry room, and a perfectly sized bonus room complete this level. The basement, with roughed-in plumbing, presents an opportunity for future development. Rest easy knowing that your investment is safeguarded by The Alberta New Home Warranty Program. Conveniently located near schools, parks, Costco, a movie theatre, and the vibrant East Hills Plaza, this home combines convenience with comfort. And with the added appeal of a walkout lot for seamless indoor-outdoor living, this opportunity won't last long - 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**













