



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**34 BELVEDERE Green, Calgary T2A 7M5**

MLS®#: **A2126643**

Area: **Belvedere**

Listing Date: **04/26/24**

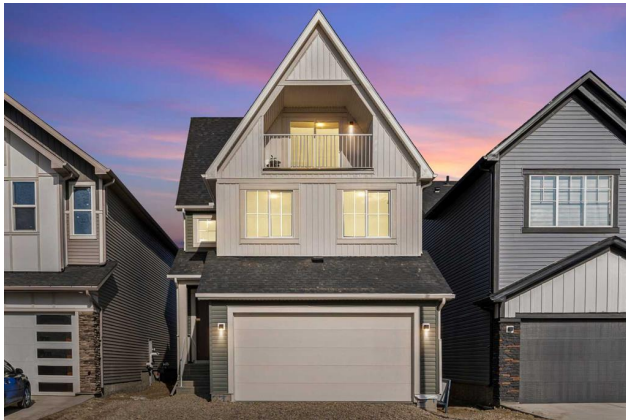
List Price: **\$859,900**

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: **3,595 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,639**

Low Sqft:

Ttl Sqft: **2,639**

DOM

**23**

Layout

Beds: **5 (5 )**

Baths: **3.5 (3 1)**

Style: **3 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

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

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer**

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
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`10" x 4`10"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`11" x 10`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`11" x 13`0"</b>	<b>Great Room</b>	<b>Main</b>	<b>13`10" x 15`1"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>4`10" x 9`8"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>8`0" x 10`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`6" x 13`2"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`2" x 13`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`3" x 13`5"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`0" x 15`8"</b>
<b>Laundry</b>	<b>Second</b>	<b>7`4" x 5`11"</b>	<b>4pc Bathroom</b>	<b>Third</b>	<b>4`11" x 8`5"</b>
<b>Bonus Room</b>	<b>Third</b>	<b>12`11" x 13`3"</b>	<b>Bedroom</b>	<b>Third</b>	<b>10`11" x 14`7"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**2211353**

Remarks

Pub Rmks: **\*\*\*3-STOREY | 5-BED | 3.5-BATH | 2,639 sq.ft. | BACKING ONTO GREENSPACE | IMMEDIATE POSSESSION\*\*\*** This 3-storey NEW HOME by Crystal Creek Homes is your ticket to elevated living. With 5 BEDROOMS and 3.5 baths, it's designed for modern comfort. Step into a spacious, sunlit home with 9-foot ceilings and an open layout that's perfect for family gatherings. The kitchen is a chef's dream, featuring tall cabinets, sleek quartz countertops, stainless steel appliances and large walkthrough pantry. The dining room boasts designer lighting, while the adjacent great room offers a cosy FIREPLACE. Plus, there's an OVERSIZED GARAGE, perfect for a workshop or extra storage. Upstairs, the primary suite is a retreat with its own luxurious ensuite bath. Three more bedrooms, a stylish main bath, and convenient upper floor laundry complete the second level. The third floor boasts an additional bedroom with a full bath, ideal for guests or a home office. Plus, there's a BONUS ROOM, offering more room for relaxation and entertainment. And let's not forget the BALCONY—the perfect spot to soak in panoramic views of the Rockies and the city skyline. Rest easy knowing your investment is protected by The Alberta New Home Warranty Program. Accessible via Stoney Trail, and located near schools, parks, Costco, a movie theatre, and all the amenities of East Hills Plaza, convenience meets comfort here. And here's the kicker: this home backs onto future greenspace, slated to be developed into a soccer field and future school. Imagine morning coffee with a view, or cozy evenings by the fireplace in the great room. Don't miss out—schedule your 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

