



THE
A-TEAM

**RE/MAX
FIRST**

220 BELVEDERE Drive, Calgary T2A 7M5

MLS® #: **A2135926**

Area: **Belvedere**

Listing Date: **05/28/24**

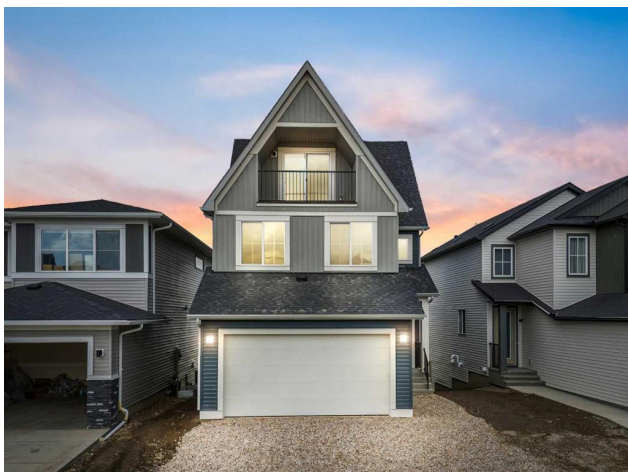
List Price: **\$879,900**

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: **3,893 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,653**
Low Sqft:
Ttl Sqft: **2,653**

DOM

123
Layout
Beds: **5 (5)**
Baths: **3.5 (3 1)**
Style: **3 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: **Balcony**

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
2pc Bathroom	Main	4`10" x 4`9"	Dining Room	Main	13`10" x 10`0"
Kitchen	Main	12`0" x 12`9"	Living Room	Main	11`10" x 14`11"
4pc Bathroom	Second	4`11" x 9`8"	4pc Ensuite bath	Second	7`11" x 10`1"
Bedroom	Second	9`2" x 13`7"	Bedroom	Second	10`5" x 13`1"
Bedroom	Second	9`3" x 13`7"	Laundry	Second	7`3" x 5`10"

Bedroom - Primary
Bedroom

Second
Third

13`0" x 15`6"
10`10" x 14`7"

4pc Bathroom
Bonus Room
Legal/Tax/Financial

Third
Third

4`11" x 8`4"
13`1" x 13`3"

Title:
Fee Simple
Legal Desc:

2211353

Zoning:
R-1s

Remarks

Pub Rmks:

****LOW 2.99% MORTGAGE RATE OFFERED BY BUILDER** 3-STOREY | 5-BED | 3.5-BATH | 2,639 sq.ft. | WALKOUT BACKING ONTO NATURAL RESERVE | SEPARATE REAR ENTRANCE | IMMEDIATE POSSESSION*** Elevate your living with this 3-storey NEW BUILD by Crystal Creek Homes, situated on a walkout lot backing onto an environmental reserve. Featuring 5 BEDROOMS and 3.5 baths, this home is designed for modern comfort. Step into a spacious, sunlit home with 9-foot ceilings and an open layout ideal for family gatherings. The kitchen boasts tall cabinets, sleek quartz countertops, stainless steel appliances (including GAS RANGE), and a large walkthrough pantry. It connects directly to a PRIVATE DECK, perfect for BBQs and outdoor dining. The dining room boasts designer lighting, while the adjacent great room offers a cozy FIREPLACE. Plus, there's an OVERSIZED GARAGE for a workshop or extra storage. Upstairs, the primary suite is a true retreat WITH AN AMAZING VIEW and has a luxurious ensuite bath and large walk-in closet. Three more bedrooms, a stylish main bath, and upper-floor laundry complete the second level. The THIRD FLOOR offers an additional bedroom with a full bath, ideal for guests or a home office. Plus, there's a BONUS ROOM for more relaxation and entertainment. The third-level bedroom features a BALCONY, offering a peaceful spot to unwind. Downstairs, The WALKOUT BASEMENT opens up to the serene beauty of the environmental reserve and presents an opportunity to create a legal basement suite. Rest easy knowing your investment is protected by The Alberta New Home Warranty Program. Accessible via Stoney Trail, and located near schools, parks, Costco, Cineplex, and the endless amenities of East Hills Plaza, convenience meets comfort here. Don't miss out—schedule your viewing today! (Disclaimer: 2.99% MORTGAGE RATE arranged by the builder. Listing Agents are not mortgage brokers)**

Inclusions:
Property Listed By:

N/A
Ally Realty

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



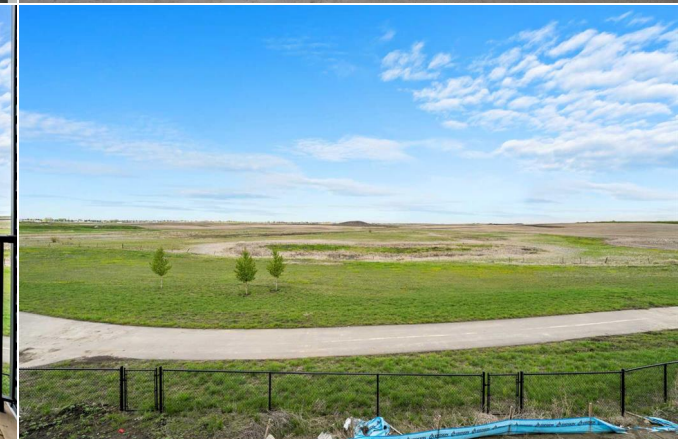
ASK ABOUT THE BUILDER'S
2.99%
EXCLUSIVE RATE
AVAILABLE ON
QUALIFYING
MOVE-IN READY
HOMES*

*Terms and conditions apply. O.A.C. E&O.E.











220 Belvedere Dr SE, Calgary, AB

Main Floor
 Exterior Area 944.12 sq ft
 Interior Area 859.76 sq ft
 Excluded Area 084.20 sq ft



PREPARED: 2024/05/25



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

220 Belvedere Dr SE, Calgary, AB

1st Floor
 Exterior Area 1204.24 sq ft
 Interior Area 1120.07 sq ft
 Excluded Area 13.94 sq ft



PREPARED: 2024/05/25



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220 Belvedere Dr SE, Calgary, AB

2nd Floor Exterior Area 504.53 sq ft
Interior Area 445.13 sq ft
Excluded Area 23.91 sq ft



PREPARED: 2024/05/25



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