



THE
A-TEAM

**RE/MAX
FIRST**

29 BELMONT Park, Calgary T2X5A1

MLS® #: **A2145124**

Area: **Belmont**

Listing Date: **06/27/24**

List Price: **\$809,000**

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: **3,605 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,419**
Low Sqft:
Ttl Sqft: **2,419**

DOM

5
Layout
Beds: **4 (4)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Stone, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave, Range, Refrigerator**
Int Feat: **Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom Nook	Main	0`0" x 0`0"	Great Room	Main	15`11" x 13`0"
5pc Ensuite bath	Upper	16`0" x 9`6"	Bedroom - Primary	Upper	14`0" x 13`0"
Bedroom	Upper	0`0" x 0`0"	Bonus Room	Upper	12`8" x 13`0"
Bedroom	Upper	10`4" x 11`7"	4pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	10`6" x 10`0"	4pc Ensuite bath	Upper	
Bedroom	Upper	9`0" x 10`0"			

Title:
Fee Simple
Legal Desc:

2312134

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to the Encore, the perfect home for you and your family. The Encore boasts generous space at just over 2400 sq. ft. and offers 4 beds and 3.5 baths. The upper floor has a dual ensuite configuration as well as a central bonus room with multiple windows for loads of natural light. The main floor has a large peninsula style kitchen which opens onto the open concept nook and great room with electric fireplace. Off to the side you'll find a pocket office and walkthrough pantry to your mudroom and double front attached garage. There is also a side entrance to the basement and a 9' foundation creating the perfect canvas for a future development. Located near to a future park and with south exposure for the backyard, this home is sure to be the perfect fit. Photos are representative**

Inclusions:
Property Listed By: **N/A**
Bode Platform Inc.

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



