



THE
A-TEAM

**RE/MAX
FIRST**

47 BELMONT Gardens, Calgary T2X 4H8

MLS®#: **A2156908**

Area: **Belmont**

Listing Date: **08/15/24**

List Price: **\$599,000**

Status: **Pending**

County: **Calgary**

Change: **-\$21k, 12-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2018**

Finished Floor Area

Abv Sqft: **1,579**

Low Sqft:

Ttl Sqft: **1,579**

Lot Information

Lot Sz Ar: **2,895 sqft**

Lot Shape:

DOM

35

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat: **Back Lane,Front Yard,Low Maintenance Landscape,Rectangular Lot**
Park Feat: **Alley Access,On Street,Outside,Parking Pad,Unpaved**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Tankless Water Heater,Washer**
Int Feat: **Bathroom Rough-in,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Storage,Tankless Hot Water**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`3" x 5`7"	Living Room	Main	15`7" x 12`11"
Kitchen	Main	13`11" x 12`5"	Dining Room	Main	9`6" x 9`6"
2pc Bathroom	Main	4`9" x 4`11"	Mud Room	Main	8`6" x 3`7"
Bedroom	Upper	11`7" x 9`5"	Bedroom	Upper	11`7" x 9`2"
4pc Bathroom	Upper	4`11" x 9`1"	Laundry	Upper	3`5" x 6`7"
Bedroom - Primary	Upper	12`2" x 12`11"	Walk-In Closet	Upper	6`8" x 5`2"
3pc Ensuite bath	Upper	10`2" x 5`5"			

Title:
Fee Simple
 Legal Desc:

1810558

Zoning:
R-1N

Remarks

Pub Rmks: **Presenting the immaculate Jayman Built-Destiny 20 Model 2-level home, boasting numerous modern upgrades with SEPARATE back ENTRANCE that can be locked off with basement suite potential (A secondary suite would be subject to approval and permitting by the city/municipality). As you enter, you'll be captivated by the spacious open-concept layout, featuring soaring ceilings, bathed in natural light from a wall of windows on the main level. The upgraded luxury vinyl plank flooring seamlessly connects the living room, dining room, and kitchen areas. The kitchen is a chef's dream, with ample quartz counter space, high-end cabinets and drawers, and stainless steel appliances. Moving upstairs, you'll find a convenient upper-floor laundry room equipped with a side-by-side front load washer and dryer. The primary bedroom offers a walk-in closet and a luxurious 3-piece ensuite bathroom. The two additional bedrooms are generously sized and share a full 4-piece bathroom. The basement boasts high ceilings, roughed-in 3-piece bathroom plumbing, and is primed for future development. Outside, the sunny south-facing backyard is fully fenced and provides ample space for your dream garage. This home is equipped with HunterDouglas window coverings, high-efficiency furnace, an HRV unit for heat recovery ventilation, a tankless on-demand hot water heater, and triple pane windows. The deck is ready for your BBQ adventures with a gas hook-up, and the property is also roughed-in and prepared for solar panels. Located in the community of Belmont, this exceptional family home is surrounded by amenities. The state-of-the-art Belmont Mounds of Fun playground offers endless entertainment for young kids, with plans for five additional playgrounds as well as a new Southwest Fieldhouse at Belmont soon to break ground. 40 acres of parks and pathways, and two future schools. Don't miss out on this incredible opportunity!**

Inclusions: **All Window Coverings (except drapes/curtains)**
 Property Listed By: **Greater Calgary Real Estate**

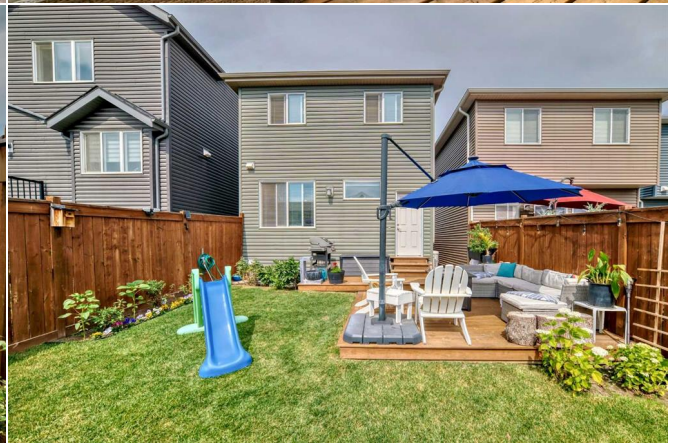
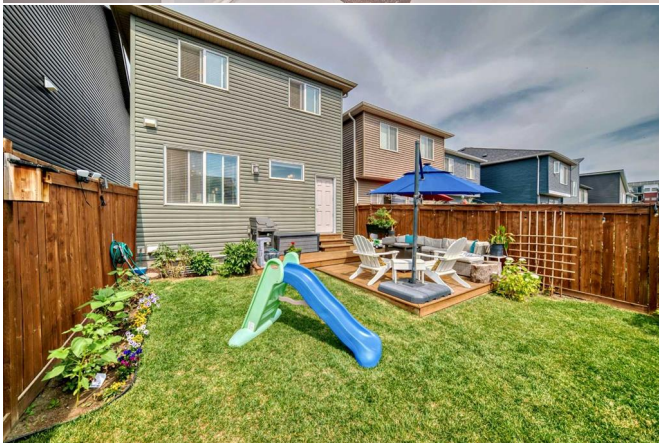
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













Destiny20 AVAILABLE HOME
47 Belmont Gardens SE
L60-Q29-0011 Elevation FF

Fit & Finish: Extra

- Stainless steel appliances
- Granite countertops in kitchen
- White plank laminate flooring
- 100% hardwood floor in living/dining/great room areas
- 100% hardwood floor in bedrooms

Upgrades

- Dark luxury paint
- 100% hardwood
- 100% granite

Main Floor 788 sq ft Upper Floor 788 sq ft

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