

271 BELVEDERE Drive, Calgary T2A 7M5

Sewer:

Utilities:

Belvedere Listing List Price: \$859,000 MLS®#: A2162888 Area: 09/04/24

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

General Information

Residential Prop Type: Sub Type: Detached City/Town: Calgary

Year Built: 2023 Abv Saft: Lot Information Low Sqft:

Ttl Sqft: Lot Sz Ar: 3,304 sqft 2.522

Finished Floor Area

2,522

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

5 (5)

4 2

4.0 (4 0)

2 Storey

14

Lot Shape:

Access:

Lot Feat: **Rectangular Lot**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air Concrete, Stone, Vinyl Siding, Wood Frame

Flooring:

Ext Feat: Playground Carpet, Vinyl Plank

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Electric Cooktop, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer

Int Feat: Breakfast Bar, Kitchen Island, Quartz Counters, Separate Entrance

Room Information

Room Level **Dimensions** Room Level **Dimensions Living Room** Main 19`2" x 13`5" Kitchen Main 12`10" x 13`6" 10`7" x 9`3" 13`4" x 11`1" **Dining Room** Main **Bedroom** Main 11`2" x 9`9" **Family Room** Upper 14`10" x 13`10" **Bedroom** Upper 15`1" x 12`10" 11`0" x 10`2" **Bedroom** Upper **Bedroom** Upper **Bedroom - Primary** Upper 16`1" x 12`8" 5pc Ensuite bath Upper

4pc Ensuite bath Upper 4pc Bathroom Upper 3pc Bathroom Main

Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: **2211353**

Pub Rmks:

Inclusions:

Remarks

Welcome to this well-kept, spacious 2,522 sqft, two-story detached home in the desirable community of Belvedere! This stunning property features 4 spacious bedrooms upstairs, including two master bedrooms with ensuite bathrooms, along with an additional bedroom on the main floor for added flexibility - ideal as a home office or extra living space. The modern design boasts a spice kitchen, gas range, and electric cooktop, perfect for the home chef. The main floor offers a cozy family room with an electric fireplace, along with a mudroom and pantry for extra convenience. Enjoy backing onto a future school site and playground, as well as

green space with easy access to local amenities like, parks, grocery stores, and shopping plazas. Don't miss out- schedule your showing today!

N/A

Property Listed By: Royal LePage METRO

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