

232 BELVEDERE Drive, Calgary T2A 7M5

MLS®#: **A2167749** Area: **Belvedere** Listing Date: **09/21/24** List Price: **\$829,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 18-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,881 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,226**
 Low Sqft:
 Ttl Sqft: **2,226**

DOM

38
Layout
 Beds: **5 (5)**
 Baths: **3.0 (3 0)**
 Style: **2 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: **Stone,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
3pc Bathroom	Main	4`11" x 8`3"	Bedroom	Main	10`1" x 10`0"
Dining Room	Main	10`6" x 10`5"	Kitchen	Main	10`7" x 15`2"
Spice Kitchen	Main	5`4" x 8`2"	Living Room	Main	12`0" x 14`10"
4pc Ensuite bath	Upper	9`0" x 11`8"	5pc Bathroom	Upper	5`1" x 10`2"
Bedroom	Upper	8`11" x 11`3"	Bedroom	Upper	8`11" x 9`10"
Bedroom	Upper	9`0" x 10`0"	Bonus Room	Upper	17`5" x 11`10"
Laundry	Upper	5`1" x 7`5"	Bedroom - Primary	Upper	12`9" x 17`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1s

2211353

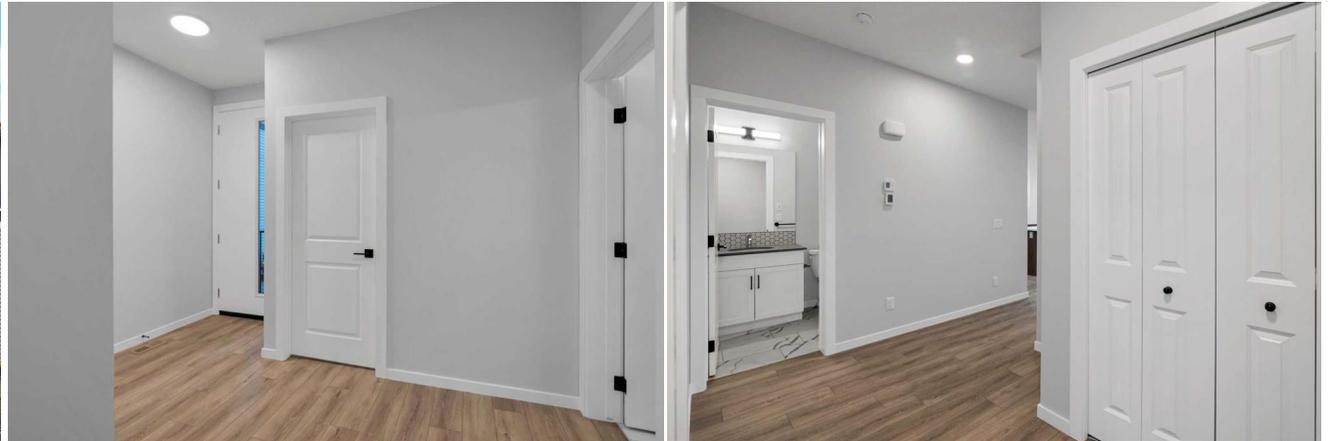
Remarks

Pub Rmks: **5-BED | 3-FULL BATH | SPICE KITCHEN | MAIN FLOOR BED & FULL BATH | WALKOUT BACKING NATURAL RESERVE | SEPARATE REAR ENTRANCE | IMMEDIATE POSSESSION**** Come home to 232 Belvedere Dr SE, the perfect NEW BUILD with everything you've been searching for. Thoughtfully designed by Crystal Creek Homes, this modern home invites you in with 9-foot ceilings, inviting Luxury vinyl plank floors, and an open-concept layout. The gourmet kitchen features tall cabinets, elegant quartz countertops, and sleek stainless steel appliances. The island takes centre stage, perfect for hosting gatherings, while a practical SPICE KITCHEN keeps strong aromas in check. The great room, with its soaring OPEN-TO-ABOVE design, boasts a cozy fireplace flanked by expansive windows that invite abundant natural light and STUNNING VIEWS. The main floor also features a bedroom accompanied by a full 3-piece bath, providing versatile living options. On the upper floor, the primary bedroom offers views of the wetlands and treats you to a lavish ensuite and large walk-in closet. Three additional bedrooms, a tasteful main bathroom, upper floor laundry room, and a generously-sized central bonus room round out this level. With 9-foot ceilings, the basement with SEPARATE ENTRANCE awaits your personal touch. This WALKOUT LOT seamlessly connects to green space, extending your lifestyle and possibilities. Rest easy, your investment is backed by The Alberta New Home Warranty Program! Situated conveniently close to schools, parks, a movie theatre, and the vibrant East Hills Plaza - a hub of shops and restaurants - this home perfectly blends convenience with comfort. Don't miss your chance, schedule a viewing today!

Inclusions:
Property Listed By:

Gas Range & OTR Hoodfan (Spice Kitchen)
Ally Realty

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













232 Belvedere Dr SE, Calgary, AB

1st Floor Exterior Area 505.12 sq ft
Interior Area 508.92 sq ft
Excluded Area 453.20 sq ft



0 5 10

PREPARED: 2024/09/21



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

232 Belvedere Dr SE, Calgary, AB

2nd Floor Exterior Area 1240.00 sq ft
Interior Area 1144.72 sq ft
Excluded Area 151.10 sq ft



0 5 10

PREPARED: 2024/09/21



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