



THE
A-TEAM

**RE/MAX
FIRST**

94 BELVEDERE Green, Calgary T2A 7G2

MLS®#: **A2168690** Area: **Belvedere** Listing Date: **10/07/24** List Price: **\$829,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **3,659 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,591**
 Low Sqft:
 Ttl Sqft: **2,591**

DOM

22
Layout
 Beds: **5 (5)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot,Street Lighting,Rectangular Lot**
 Park Feat: **Double Garage Attached,Driveway,Garage Faces Front,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Lighting,Private Yard,Rain Gutters**

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Chandelier,Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	5`0" x 9`1"	Dining Room	Main	13`6" x 8`11"
Family Room	Main	9`10" x 14`4"	Kitchen	Main	14`3" x 13`1"
Living Room	Main	23`4" x 13`5"	Bedroom	Main	10`10" x 8`11"
3pc Ensuite bath	Upper	5`4" x 9`8"	4pc Bathroom	Upper	8`10" x 5`0"
5pc Ensuite bath	Upper	10`1" x 9`1"	Bedroom	Upper	10`2" x 12`6"
Bedroom	Upper	12`11" x 16`10"	Bedroom	Upper	10`2" x 12`5"

**Family Room
Bedroom - Primary
Walk-In Closet**

**Upper
Upper
Upper**

**15`0" x 14`1"
13`0" x 16`4"
10`1" x 6`11"**

**Laundry
Walk-In Closet**

**Upper
Upper**

**8`10" x 6`0"
8`10" x 5`1"**

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2110715

Zoning:

R-G

Remarks

Pub Rmks:

Backing Onto Greenspace | Beside Future School | 2591SqFt | Loaded with Luxurious Finishes | Main Level Bedroom & 3pc Bath | Chef's Kitchen | Frigidaire Professional Appliances | Sub Zero Refrigerator | Quartz Countertops | Full-Height, Two Toned Cabinets | Electric Fireplace | 2 Primary Bedrooms Upstairs | Upper Level Bonus Room | Upper Level Laundry | Central AC | 9Ft Ceilings on Main & Basement Levels | Vinyl Plank Flooring | Side Entry to Basement | Large East Facing Backyard | Front Attached Double Garage | Driveway. Welcome to this stunning 2-storey family home boasting 2591 SqFt throughout the main and upper levels with an additional 1036 SqFt in the unfinished basement. Open the front door to a grand front living room great for day seating with guests. The high ceilings, wide plank flooring, large windows and recessed lighting all compliment this home. The main level bedroom, currently being used as an office is a great addition for anyone with a large family. A 3pc bath is near with a walk-in shower. The open floor plan kitchen, dining and family rooms make this the perfect home for hosting friends and family. The chef's kitchen is outfitted with quartz countertops, full height cabinets, a farmhouse sink, stainless steel appliances, a 6 burner gas stove, sub zero refrigerator and a corner pantry for dry goods! The kitchen is centred with a large island with space for barstool seating. The dining room is paired with sliding glass doors that lead to the back patio and yard. The living room is centred with an electric fireplace adding both style and comfort! The fireplace is accented with a floor to ceiling blue accent wall behind. The main level is complete with a mudroom with storage off the interior garage door. Upstairs has 2 primary bedrooms & 2 additional bedrooms, a bonus room and laundry room! The primary bedroom opens with French doors to a personal oasis with a walk-in closet and 5pc ensuite bath. The walk-in closet has custom built-ins for easy organization! The 5pc ensuite has a quartz countertop double vanity, deep soaking tub and walk-in closet. The 2nd primary bedroom has a walk-in also with organizers and a private 3pc ensuite bath with a walk-in shower. Bedrooms 3 & 4 on this upper level are both a great size and these share the main 4pc bath with a tub/shower combo. The upper level bonus room is a treat for relaxing in the evenings in a plush and comfortable space. The laundry room upstairs is every home owner's dream as its near all the bedrooms! Downstairs is an unspoiled basement with a separate side entrance ready to be transformed into a space that fits your family's needs. Already outfitted with a separate side entry, the opportunities here are vast! Outside is a great sized backyard perfect for the warm summer months! The front attached double garage and driveway allow for 4 vehicles to be parked at any time plus street parking is readily available too. Hurry and book a showing at this incredible home today!

Inclusions:

Property Listed By:

N/A

RE/MAX Crown

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









