



THE
A-TEAM

**RE/MAX
FIRST**

66 BELMONT Manor, Calgary T2X 5E4

MLS®#: **A2170621**

Area: **Belmont**

Listing Date: **10/03/24**

List Price: **\$999,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**
Lot Information
Lot Sz Ar: **6,488 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,478**
Low Sqft:
Ttl Sqft: **2,478**

DOM

111
Layout
Beds: **6 (4 2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard, Pie Shaped Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Gas Range, Built-In Oven, Dishwasher, Garage Control(s), Humidifier, Oven-Built-In, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Built-in Features, Quartz Counters, Separate Entrance, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Den	Main	29`10" x 34`5"
2pc Bathroom	Main	13`5" x 13`6"
Pantry	Main	23`11" x 23`7"
Dining Room	Main	47`11" x 31`2"
Bedroom - Primary	Upper	48`3" x 39`9"
5pc Ensuite bath	Upper	31`2" x 31`10"
Laundry	Upper	16`9" x 28`10"

Room	Level	Dimensions
Entrance	Main	32`2" x 14`9"
Mud Room	Main	23`4" x 20`1"
Kitchen	Main	29`11" x 39`9"
Living Room	Main	48`3" x 36`5"
Walk-In Closet	Upper	29`2" x 31`10"
Bonus Room	Upper	41`4" x 41`8"
Bedroom	Upper	38`9" x 32`10"

4pc Bathroom Upper 32`2" x 13`6"
Walk-In Closet Upper 14`1" x 16`5"
Walk-In Closet Upper 16`5" x 17`5"
Family Room Basement 28`3" x 23`0"
Bedroom Basement 37`5" x 37`5"
Storage Basement 37`5" x 25`11"

Bedroom
Bedroom
Kitchen With Eating Area
Bedroom
Laundry

Upper 41`8" x 30`10"
 Upper 41`8" x 30`6"
 Basement 33`2" x 39`9"
 Basement 37`5" x 32`2"
 Basement 11`2" x 12`6"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2310431**

Zoning: **R-G**

Remarks

Pub Rmks: **A Luxurious Oasis in Belmont SW Discover the pinnacle of luxury living in this exquisite residence nestled within the prestigious Belmont SW community. Boasting over 3,333 square feet of meticulously designed living space, this home offers a harmonious blend of elegance and functionality. Step inside to be greeted by a main level that exudes sophistication. The inviting living room features a cozy tiled fireplace, while the extended kitchen island invites gatherings and culinary adventures. The gourmet kitchen showcases high-end stainless steel appliances and custom cabinetry, making it a chef's dream. Every detail has been thoughtfully curated to create a truly exceptional living experience. Upstairs, a spacious bonus room awaits, offering versatile space for relaxation or entertainment. Four generously sized bedrooms, providing ample accommodation for families of all sizes. The primary suite is a true sanctuary, complete with a luxurious 5-piece ensuite and a spacious walk-in closet. A fully legal basement suite adds to the property's appeal, offering separate living quarters with two bedrooms, a full bathroom, laundry facilities, and a furnace. This versatile space is ideal for rental income or multi-generational living. Outside, the pie lot backyard presents a blank canvas for your dream landscaping, offering over 600 square meters of space. This exceptional property is more than just a home; it's a lifestyle. Don't miss the opportunity to make it yours.**

Inclusions: **N/A**
Property Listed By: **URBAN-REALTY.ca**

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













