

252 BELVEDERE Drive, Calgary T2A7A7

A2172676 **Belvedere** Listing 10/11/24 List Price: **\$859,900** MLS®#: Area:

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

Date:



General Information

Residential Prop Type: Sub Type: Detached

Year Built: Lot Information

Lot Shape:

City/Town: Calgary 2024

Lot Sz Ar:

Access: Lot Feat: Back Yard, Backs on to Park/Green Space

Park Feat: **Double Garage Attached, Stall**

3,724 sqft

DOM

40 <u>Layout</u>

4 (4) Beds: 3.0 (3 0) Baths: 2 Storey

Style:

<u>Parking</u>

Ttl Park: 4 Garage Sz: 2

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas **Vinyl Siding, Wood Frame** Sewer:

Flooring:

Ext Feat: None **Carpet, Ceramic Tile, Vinyl Plank**

Water Source: Fnd/Bsmt: **Poured Concrete**

Finished Floor Area

2,209

2,209

Abv Saft:

Low Sqft:

Ttl Sqft:

Kitchen Appl: Dishwasher, Electric Range, Gas Stove, Microwave, Range Hood, Refrigerator

Int Feat: Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	Kitchen	Main	11`0" x 14`6"
Dining Room	Main	10`6" x 11`0"	Living Room	Main	12`6" x 15`0"
Other	Main	5`0" x 8`0"	Bonus Room	Upper	12`0" x 13`6"
Bedroom - Primary	Upper	13`0" x 14`0"	Bedroom	Upper	8`8" x 14`6"
Bedroom	Upper	11`0" x 13`0"	Bedroom	Main	10`0" x 10`0"
Laundry	Upper	5`6" x 7`6"			

Legal/Tax/Financial

Title: Zoning: Fee Simple R-G

Legal Desc: **2211353**

Remarks

Discover the Wyatt at 252 Belvedere Drive, a 4 Bedroom, 3 Full Bathroom gem. Featuring a MAIN FLOOR BEDROOM with a full bathroom, a spice kitchen, and a walkout lot backing onto a natural environmental reserve. This home has it all. Designed with 9-foot ceilings, luxury vinyl plank flooring and an open concept layout, the gourmet kitchen boasts tall cabinets, quartz countertops, stainless appliances including a built in microwave and chimney style hoodfan. The SPICE KITCHEN adds functionality, while the great room's OPEN TO ABOVE design, fireplace and large windows provide breathtaking views and natural light. The upper level features a primary bedroom with views of the wetlands, a lavish ensuite and walk-in closet, along with two additional bedrooms, a main bath, laundry, and a central bonus room. The unfinished WALKOUT basement is perfect for potential future development. Photos may be representative.

Inclusions: N/A

Pub Rmks:

Property Listed By: Bode Platform Inc.

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













