THE A-TEAM RE/MAX FIRST

252 BELVEDERE Drive, Calgary T2A7A7

MLS®#:	**A2172676**	Area:	**Belvedere**	Listing Date:	**10/11/24**	List Price:	**$859,900**
Status:	**Active**	County:	**Calgary**	Change:	**None**	Association:	**Fort McMurray**

General Information

Prop Type:	**Residential**
Sub Type:	**Detached**
City/Town:	**Calgary**
Year Built:	**2024**

Lot Information

Lot Sz Ar:	**3,724 sqft**
Lot Shape:	
Access:	
Lot Feat:	**Back Yard,Backs on to Park/Green Space**
Park Feat:	**Double Garage Attached,Stall**

Finished Floor Area

Abv Sqft:	**2,209**
Low Sqft:	
Ttl Sqft:	**2,209**

DOM

6

Layout

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

Parking

Ttl Park:	**4**
Garage Sz:	**2**

Utilities and Features

Roof:	**Asphalt Shingle**
Heating:	**Forced Air,Natural Gas**
Sewer:	
Ext Feat:	**None**
Construction:	**Vinyl Siding,Wood Frame**
Flooring:	**Carpet,Ceramic Tile,Vinyl Plank**
Water Source:	
Fnd/Bsmt:	**Poured Concrete**
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:	

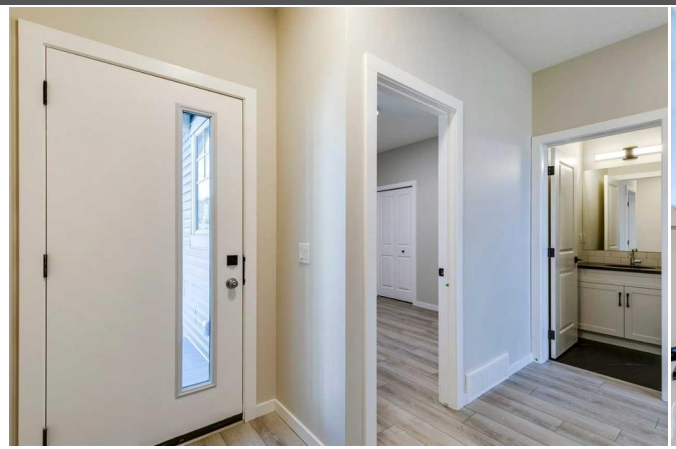
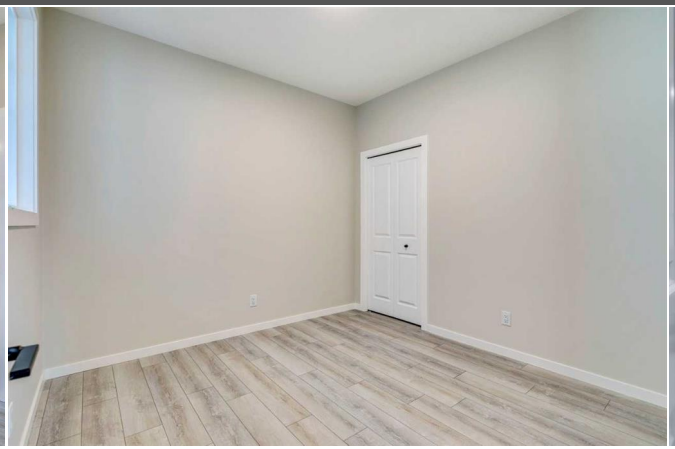
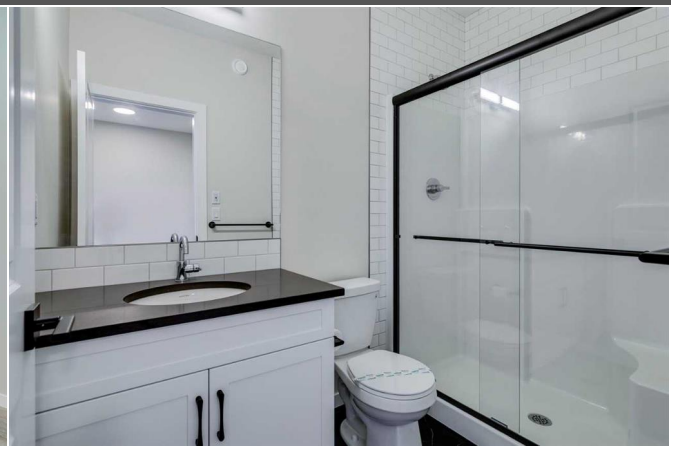
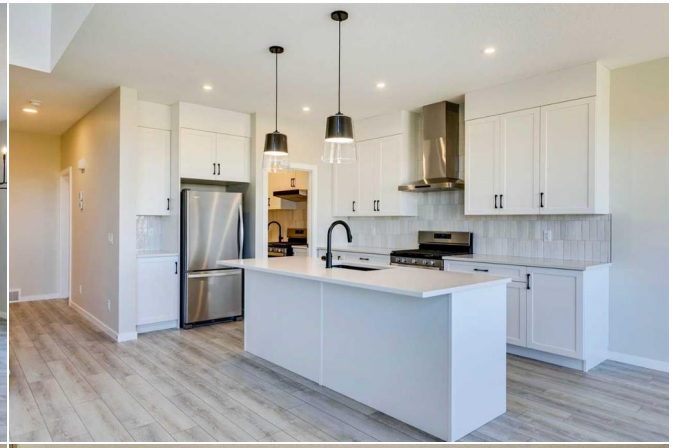
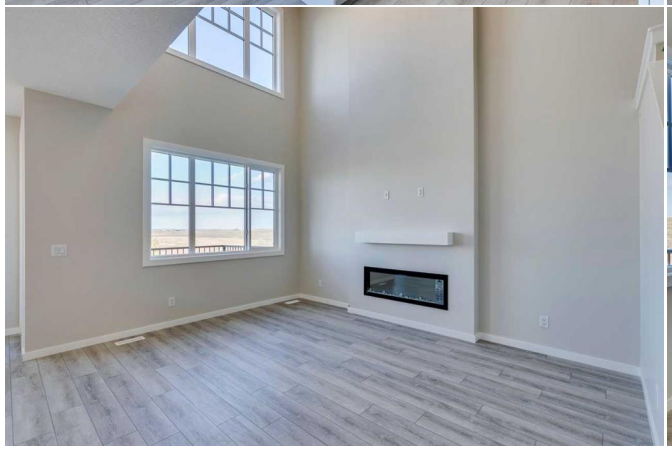
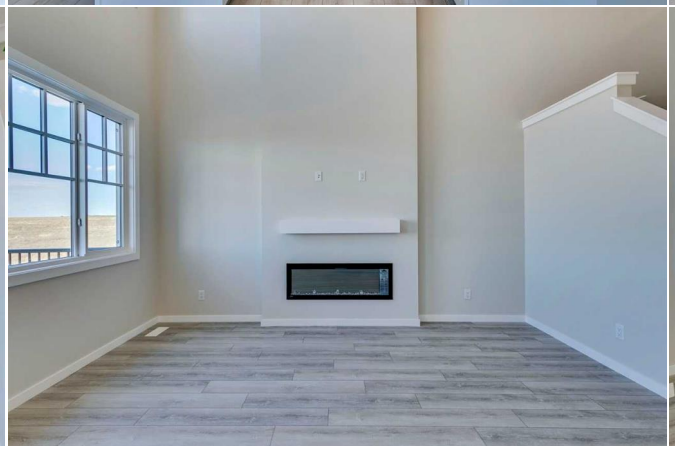
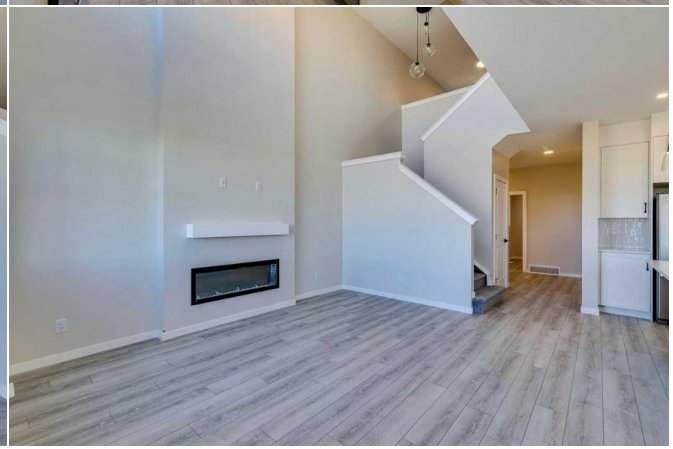
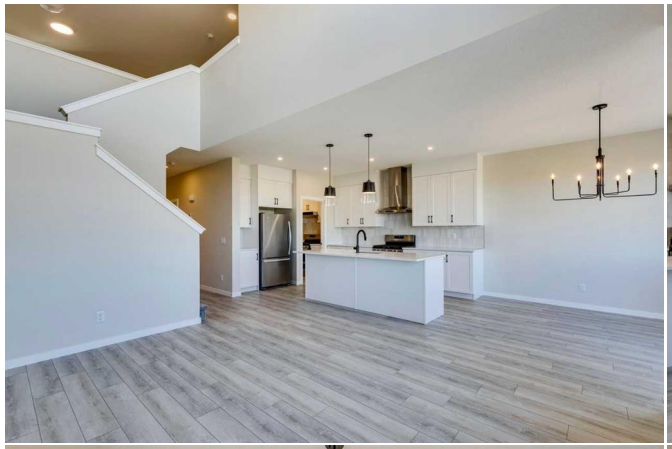
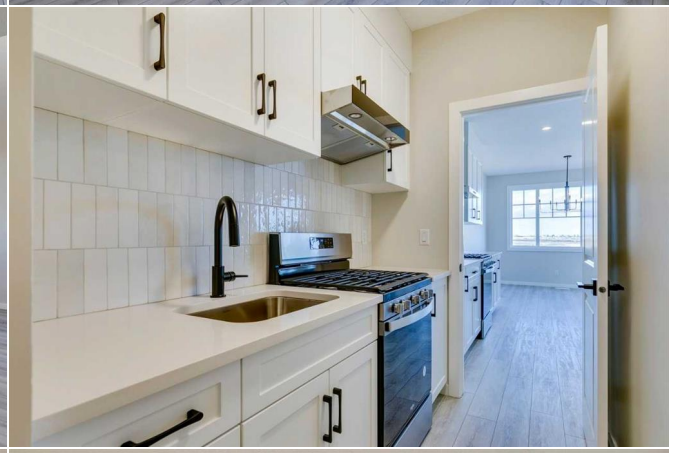
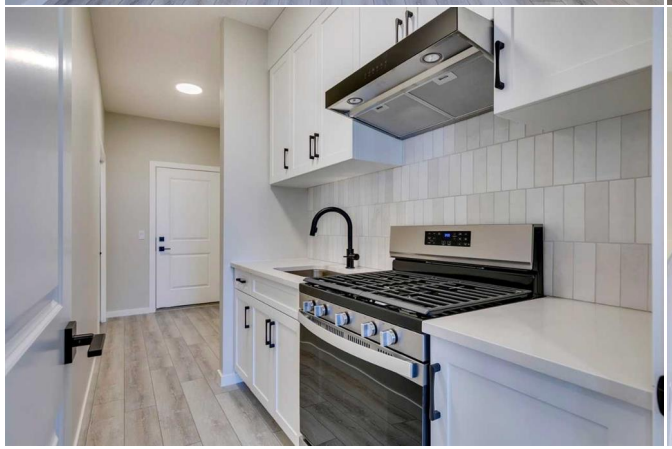
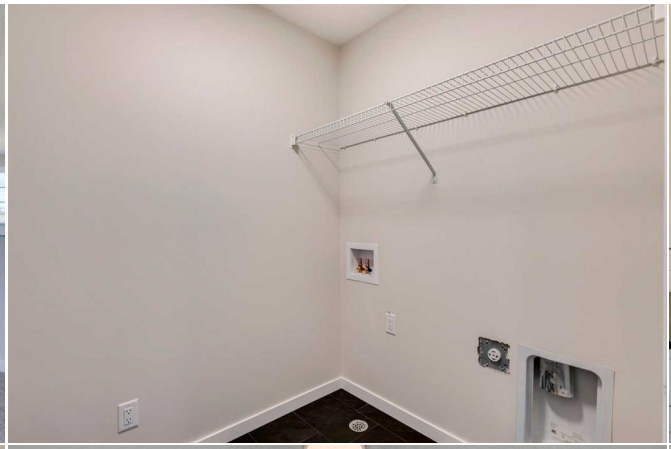
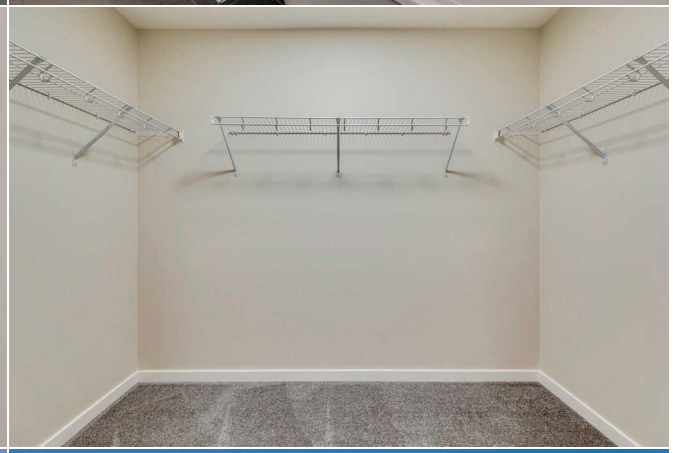
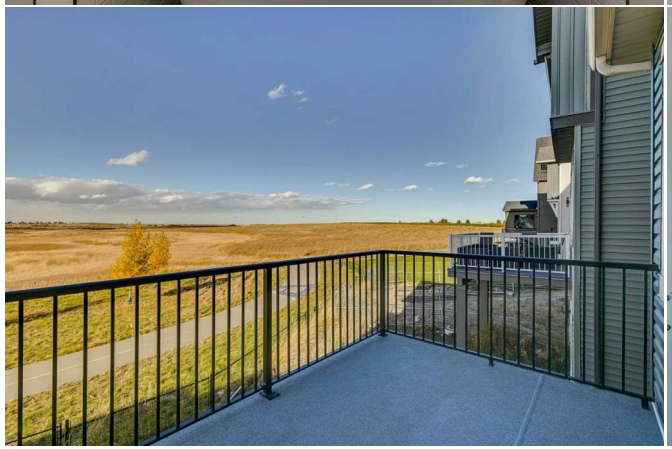
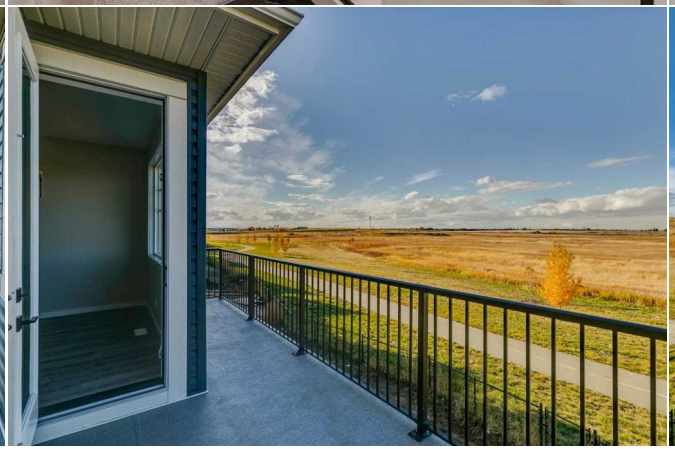
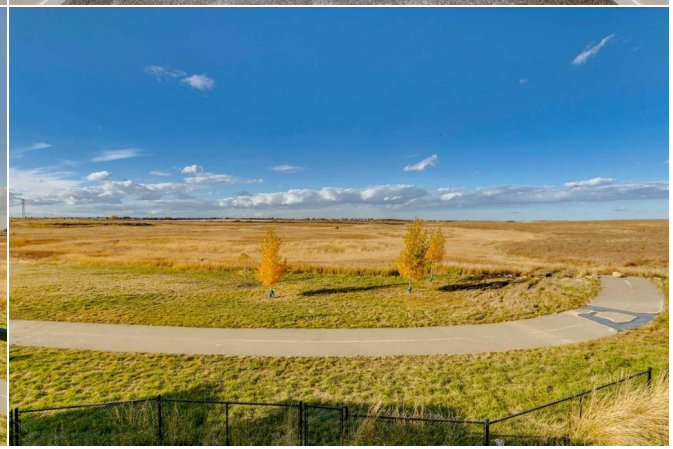
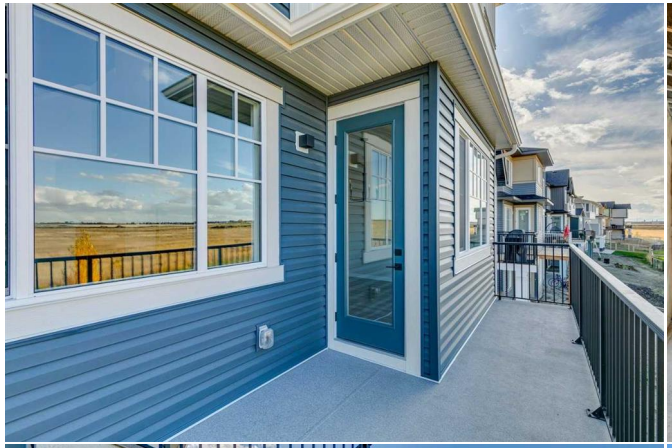
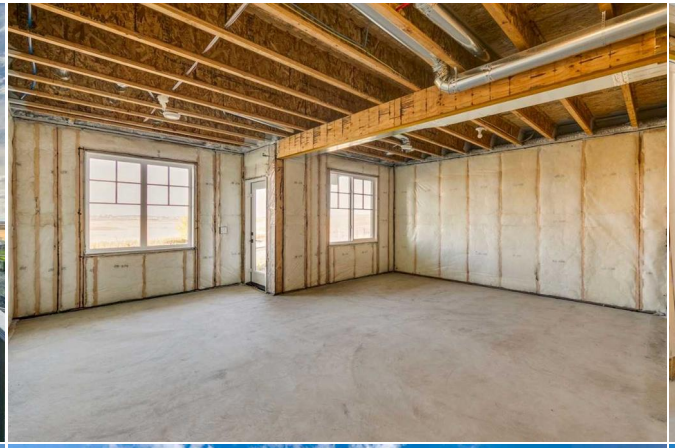
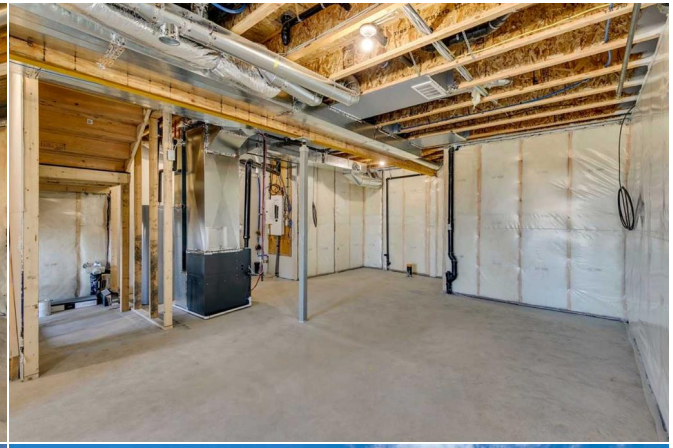
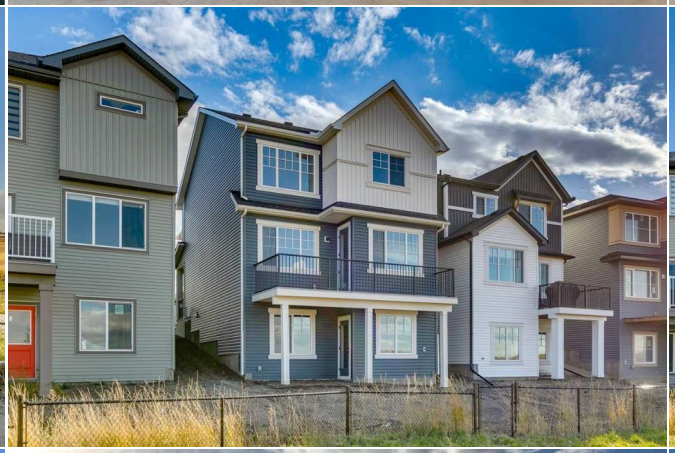
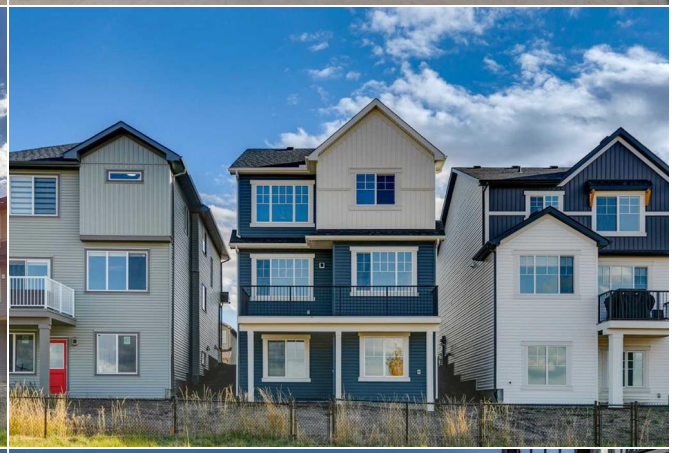
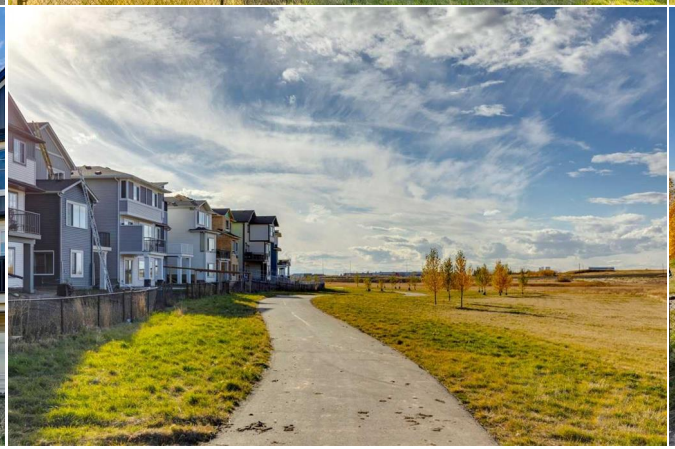
Room Information

Room	Level	Dimensions	Room	Level	Dimensions
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

Pub Rmks:	**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**
Property Listed By:	**Bode Platform Inc.**

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