

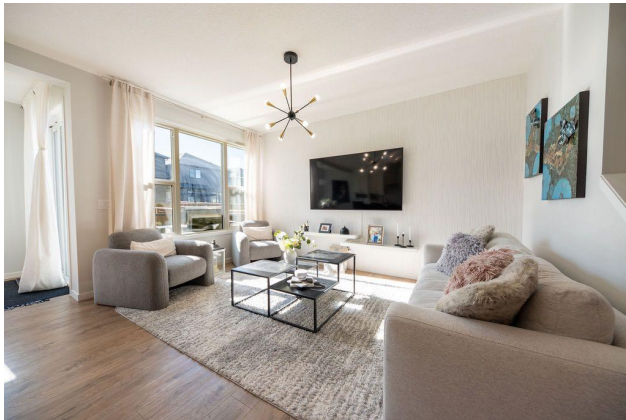


THE
A-TEAM

**RE/MAX
FIRST**

145 BELMONT Villas, Calgary T2X 4W7

MLS®#: **A2172742** Area: **Belmont** Listing **10/17/24** List Price: **\$779,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **3,379 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,096**
 Low Sqft:
 Ttl Sqft: **2,096**

DOM

35
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Interior Lot,Rectangular Lot,Zero Lot Line**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Ext Feat: **None** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Water Softener**
 Int Feat: **Bathroom Rough-in,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Stone Counters,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>
Office	Main	12`1" x 9`2"	Kitchen	Main	14`6" x 9`5"
Dining Room	Main	7`0" x 13`5"	Living Room	Main	14`11" x 13`7"
4pc Bathroom	Main	5`0" x 9`1"	Bedroom - Primary	Second	14`6" x 13`5"
Bedroom	Second	13`10" x 8`7"	Bedroom	Second	10`1" x 9`10"
5pc Ensuite bath	Second	11`2" x 9`11"	4pc Bathroom	Second	4`11" x 8`7"
Laundry	Second	6`6" x 8`7"	Bonus Room	Second	15`8" x 13`0"

**Bedroom
Den**

**Basement
Basement**

**9`6" x 12`3"
11`2" x 11`0"**

Game Room

Basement

18`6" x 21`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2210280

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this stunning over 2000 sq ft home, packed with upgrades and designed for modern living! The main floor features elegant 8-foot doors, an open-concept living space, a private office, and a full bathroom. Upstairs, you'll find 3 spacious bedrooms, including a master suite with a walk-in closet and ensuite bath, plus a bright bonus room perfect for family gatherings. The fully finished basement offers a recreation room, additional bedroom, craft area, and bathroom rough-in—ideal for future expansion. Enjoy the fenced-in backyard, perfect for outdoor entertaining. With air conditioning, a water softener, and countless upgrades throughout, this home is ready for you to move in and enjoy!

Inclusions:
Property Listed By:

**N/A
Real Broker**

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





