

77 BELMONT Villas, Calgary T2X4W4

Utilities:

A2174182 10/19/24 List Price: \$798,900 MLS®#: Area: **Belmont** Listing

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

Date:

Prop Type: Sub Type: City/Town:

Year Built: 2023

Lot Sz Ar: Lot Shape:

General Information

Calgary

Lot Information

Access:

Lot Feat:

Park Feat:

Residential Detached

> Finished Floor Area Abv Saft:

Low Sqft:

3,616 sqft Ttl Sqft: 2.376

2,376

Ttl Park: 4 2 Garage Sz:

15`2" x 13`2"

3 (3)

2.5 (2 1)

2 Storey

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u>

33

Rectangular Lot, Zero Lot Line 220 Volt Wiring, Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air **Brick, Composite Siding, Vinyl Siding**

Sewer:

Flooring: Ext Feat: Other Carpet, Hardwood Water Source: Fnd/Bsmt:

Kitchen Appl: Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer

Int Feat: Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Recessed Lighting, Tankless Hot Water, Walk-In

Poured Concrete

Closet(s)

Room Information

Level Level Dimensions Room Dimensions Room **Dining Room** Main 13`6" x 10`1" **Living Room** Main 11`6" x 15`1" Kitchen Main 13`6" x 15`1" 2pc Bathroom Main

13`5" x 17`0" 5pc Ensuite bath **Bedroom - Primary** Second Second Second 9`8" x 6`1" **Bonus Room** Second Laundry

Bedroom Second 11`1" x 10`1" 5pc Bathroom Second

Bedroom Second 19`0" x 11`10"

Legal/Tax/Financial

Title: Zoning:
Fee Simple R-G

Legal Desc: **2210280**

Remarks

Pub Rmks:

~~~Builder Upgraded Home with Premium Features~~~ | LUXURY LIVING | 3 BED - 2.5 BATH | 2,376 Sqft | 2023 BUILDER UPGRADED MODEL | CUSTOM LAYOUT | CLOSE TO AMENITIES | WELCOME to this exquisite home built by Cedarglen in the vibrant community of Belmont. ==MAIN FLOOR== As you enter, the open foyer leads to a spacious area featuring 9-foot ceilings, bright windows, premium wide-plank engineered hardwood flooring, and an upgraded trim package. At the heart of the home is a stunning kitchen, equipped with upgraded cabinetry, huge centre island with granite sink, stainless steel appliances—including a gas cooktop—quartz countertops, and a large walk-through pantry. The kitchen seamlessly connects to the large dining room, which opens to the south-facing deck. The expansive living room showcases a feature wall with a fireplace. A convenient office nook, mudroom with a sitting bench, and a 2-piece powder room complete the main floor. ^^UPSTAIRS^^ Features engineered hardwood flooring, a central bonus room, three bedrooms, and two full bathrooms. The primary bedroom boasts a 5-piece ensuite and a massive walk-in closet. The upstairs laundry room adds further convenience to the home's thoughtful layout. \_BASEMENT\_ The basement offers an open layout with 9-foot ceilings and a mechanical room tucked away for a clean design. --OUTSIDE-- The backyard provides abundant space, with a newly built deck and full fencing for privacy. \*\*ADDITIONAL FEATURES\*\* This home is equipped with a 220-volt plug in the garage for electric car charging, a dual-zone furnace for customized temperature control, a water softener, and a tankless water heater for energy efficiency. [[THE COMMUNITY]] Enjoy close proximity to K-9 schools, playgrounds, parks, and shopping. This is an amazing opportunity that won't last long, so book your private showing today!

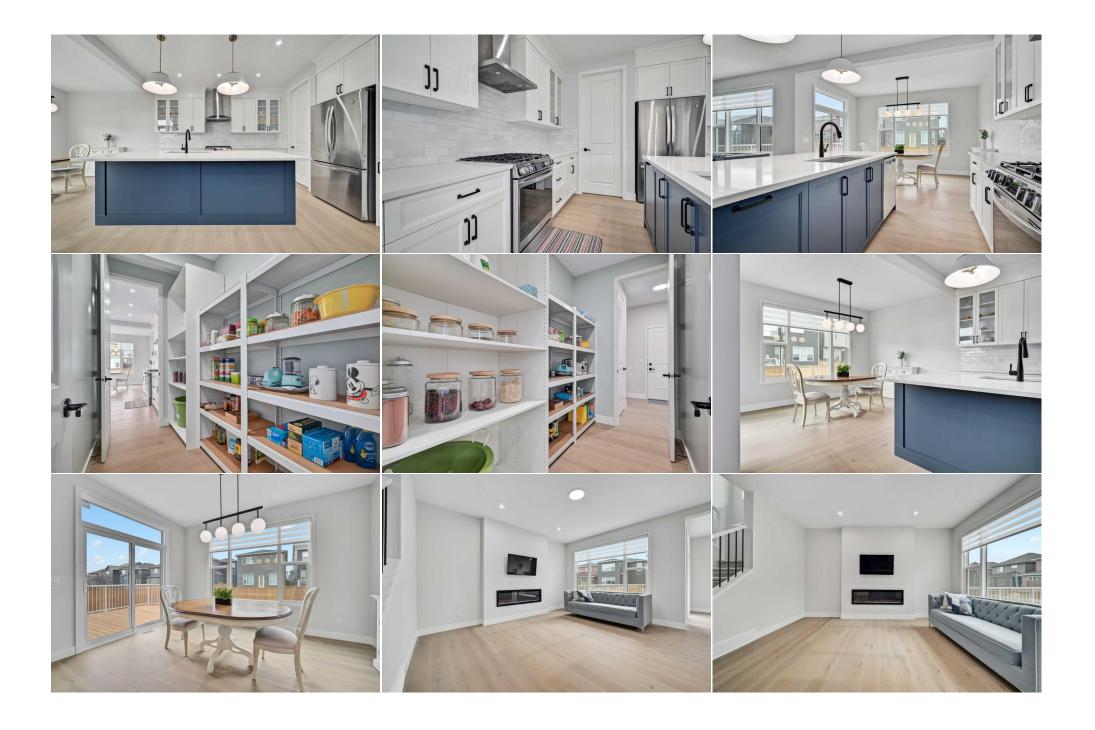
Inclusions: TV Bracket
Property Listed By: 2% Realty

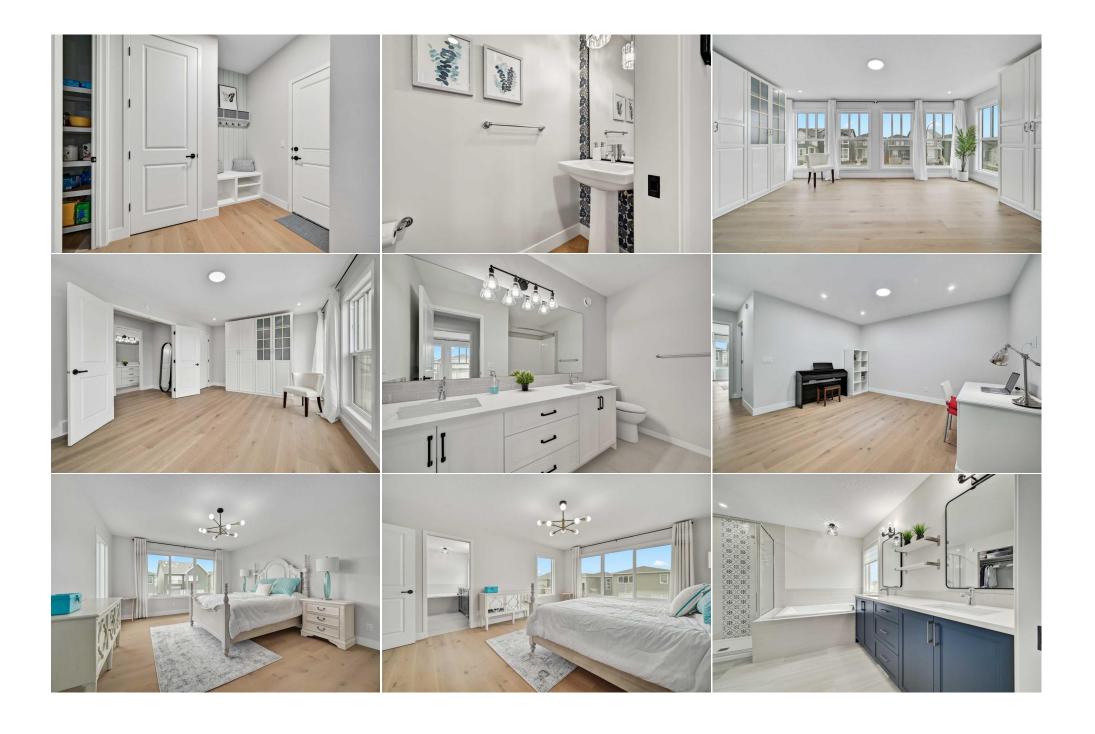
## TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

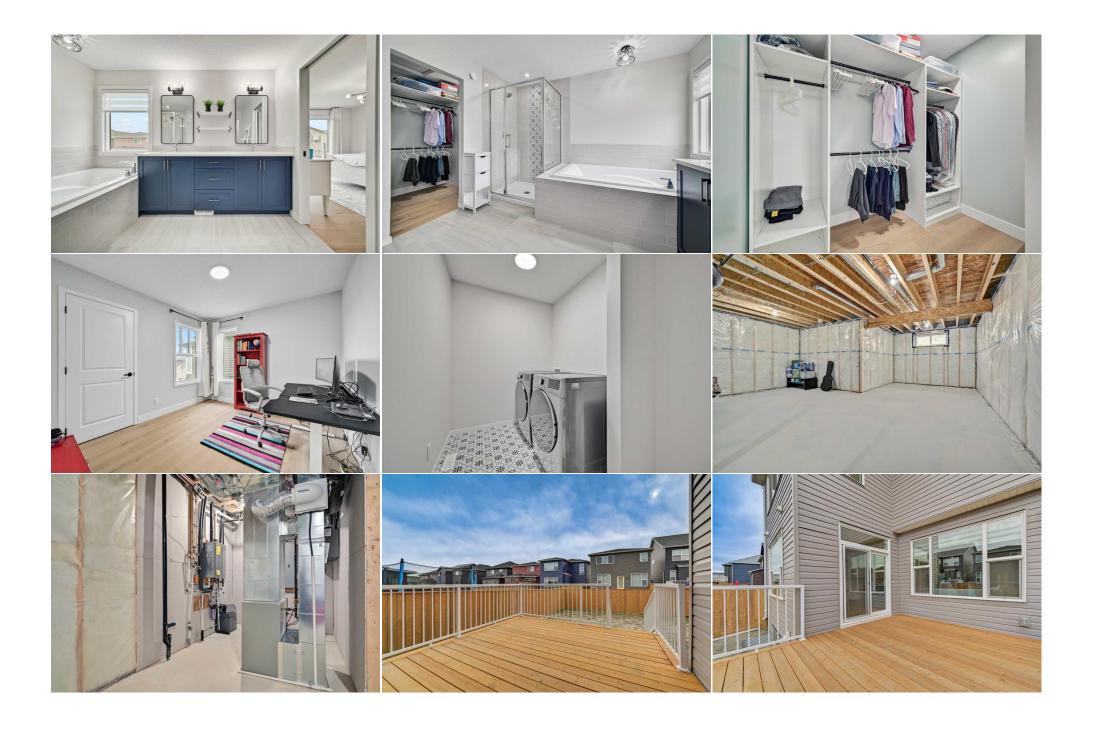
























77 Belmont Villas SW, Calgary, AB

2nd Floor Exterior Area 1392.47 s



