



THE
A-TEAM

**RE/MAX
FIRST**

77 BELMONT Villas, Calgary T2X4W4

MLS® #: **A2174182**

Area: **Belmont**

Listing Date: **10/19/24**

List Price: **\$798,900**

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: **3,616 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,376**
Low Sqft:
Ttl Sqft: **2,376**

DOM

33
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Rectangular Lot, Zero Lot Line**
Park Feat: **220 Volt Wiring, Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Brick, Composite Siding, Vinyl Siding**
Flooring: **Carpet, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

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 Closet(s)**

Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|---------------|-----------------------|-------------------------|---------------|----------------------|
| 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 | |
| Bedroom - Primary | Second | 13`5" x 17`0" | 5pc Ensuite bath | Second | |
| Laundry | Second | 9`8" x 6`1" | Bonus Room | Second | 15`2" x 13`2" |
| Bedroom | Second | 11`1" x 10`1" | 5pc Bathroom | Second | |
| Bedroom | Second | 19`0" x 11`10" | | | |

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

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:  
Property Listed By:

**TV Bracket**  
**2% Realty**

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















