



THE
A-TEAM

**RE/MAX
FIRST**

268 BELVEDERE Drive, Calgary T2A 7M5

MLS®#: **A2174640**

Area: **Belvedere**

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

List Price: **\$999,000**

Status: **Active**

County: **Calgary**

Change: **-\$31k, 06-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar: **5,267 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,366**

Low Sqft:

Ttl Sqft: **2,366**

DOM

121

Layout

Beds: **6 (5 1)**

Baths: **4.0 (4 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air**

Sewer:

Ext Feat: **None, Private Yard**

Construction:

Cement Fiber Board

Flooring:

Carpet, Ceramic Tile, See Remarks

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer

Int Feat:

Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	16`9" x 8`6"	Dining Room	Main	10`0" x 8`6"
Living Room	Main	16`1" x 12`11"	Foyer	Main	11`2" x 4`7"
Bonus Room	Upper	16`10" x 13`0"	Family Room	Basement	18`0" x 12`6"
Dining Room	Basement	8`11" x 8`0"	Kitchen	Basement	12`6" x 9`7"
Laundry	Upper	8`5" x 5`5"	Mud Room	Main	5`7" x 5`7"
Furnace/Utility Room	Basement	0`0" x 0`0"	Laundry	Basement	8`5" x 4`4"
Bedroom - Primary	Upper	13`0" x 12`11"	Bedroom	Upper	12`10" x 9`11"
Bedroom	Upper	15`3" x 8`9"	Bedroom	Upper	12`11" x 8`9"
Bedroom	Main	9`11" x 9`7"	Bedroom	Basement	12`2" x 10`7"
4pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Basement	0`0" x 0`0"
5pc Bathroom	Upper	0`0" x 0`0"	5pc Ensuite bath	Upper	0`0" x 0`0"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-1s**
 Legal Desc: **221 1353**

Remarks

Pub Rmks: **\$30K Price Adjustment!!! Discover the exceptional Granada Show Home, where thoughtful design meets modern luxury. Offering 6 bedrooms, 4 bathrooms, and nearly 2,400 sq. ft. of living space, this home is an entertainer's dream. It also features a fully equipped, 749 sq. ft. legal basement suite—perfect for rental income, multi-generational living, or a private retreat for guests. The legal suite has its own private entrance with a concrete pathway, a gourmet kitchen, and a spacious living area ideal for movie nights, a cozy workspace, or a home business. Set on Belvedere's prime final walkout lot, this home backs onto a picturesque environmental reserve, ensuring unobstructed views and privacy with no future developments behind you. The large backyard offers endless possibilities—whether you envision a garden, a play area, or a peaceful outdoor escape. Luxurious Interiors with Premium Upgrade including: Gourmet kitchen with high-end finishes, breathtaking views of the natural reserve. Main floor bedroom and full bathroom for added convenience. The Upper level offers 4 generously sized bedrooms, including a loft retreat—perfect for relaxation or additional living space. The Legal Basement Suite: offers Private entrance with easy access via a concrete pathway. Full kitchen, bedroom, bathroom, and dining area, offering flexibility for renters or family members. This home stands out with its modern farmhouse exterior, irrigation system, upgraded electrical panel, and a designer lighting package. With central air conditioning included, comfort is guaranteed year-round. The Granada is just a 5-minute walk from East Hills Shopping Centre, home to Costco, Walmart, Starbucks, HomeSense, and more. With outstanding walkability and access to everyday amenities, it's a prime location that perfectly balances lifestyle and convenience. This is a rare opportunity to own the last walkout home in Belvedere, backing onto the tranquil beauty of an environmental reserve. Don't let this chance pass you by—secure your place in this exclusive community today! Act quickly—this one won't last!**

Inclusions: **N/A**
 Property Listed By: **KIC Realty**

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











