



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**112 BELVEDERE Drive, Calgary T2A 7G1**

MLS®#: **A2175870**

Area: **Belvedere**

Listing Date: **10/29/24**

List Price: **\$899,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2021**  
Lot Information  
Lot Sz Ar: **3,735 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,431**  
Low Sqft:  
Ttl Sqft: **2,431**

DOM

**35**  
Layout  
Beds: **6 (4 2 )**  
Baths: **4.5 (4 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Interior Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard**

Construction: **Brick,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Tile,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Range,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Washer/Dryer Stacked**  
Int Feat: **Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Storage,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>
<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 11`8"</b>	<b>Spice Kitchen</b>	<b>Main</b>	<b>7`6" x 7`4"</b>
<b>Family Room</b>	<b>Main</b>	<b>12`10" x 16`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>17`1" x 20`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`1" x 5`5"</b>	<b>Foyer</b>	<b>Main</b>	<b>6`9" x 7`1"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 5`0"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`0" x 16`0"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>13`8" x 4`8"</b>	<b>Family Room</b>	<b>Upper</b>	<b>17`4" x 12`5"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`3" x 12`0"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>12`9" x 9`10"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>5`0" x 8`2"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>13`8" x 9`1"</b>

**Bedroom**  
**4pc Bathroom**  
**Bedroom**  
**3pc Bathroom**  
**Furnace/Utility Room**  
**Walk-In Closet**

**Upper**  
**Upper**  
**Basement**  
**Basement**  
**Basement**  
**Upper**

**12`5" x 9`3"**  
**8`6" x 5`1"**  
**8`2" x 11`10"**  
**8`11" x 5`0"**  
**13`1" x 6`10"**  
**6`0" x 6`11"**

**Laundry**  
**Bedroom**  
**Game Room**  
**Mud Room**  
**Kitchen**

**Upper**  
**Basement**  
**Basement**  
**Basement**  
**Basement**

**7`4" x 5`6"**  
**10`1" x 9`10"**  
**13`8" x 31`7"**  
**3`10" x 12`11"**  
**8`7" x 10`2"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc:

**2110715**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**This outstanding single-family home in Belvedere features 6 bedrooms, 4.5 bathrooms, and more than 2,400 square feet of living space. It is situated on a walk-out lot that backs onto green space. Everything is in this house. Luxurious vinyl plank flooring, nine-foot ceilings, and an open concept layout characterize the main floor. The gourmet kitchen features tall cabinets, granite countertops, stainless steel appliances, including a built-in microwave and a chimney-style hood fan. The living room and family space are more than sufficient to keep your visitors entertained, and the SPICE KITCHEN adds functionality. There are four bedrooms on the upper floor, including two main bedrooms. Each bedroom has a large walk-in closet and an opulent ensuite bathroom. Conveniently, the two extra bedrooms share a complete bathroom and are tastefully furnished. Downstairs, you will find a complete legal suite with two bedrooms, a fully equipped kitchen, a bathroom, and a storage space—all of which are ideal for rental revenue. East Hills Shopping Centre, which has Costco, Walmart, Starbucks, Home Sense, and other stores, is only a 5-minute walk away. It is a fantastic location that strikes the ideal balance between convenience and lifestyle, with exceptional walkability and access to daily services. Owning a walkout house in Belvedere that backs onto the serene serenity of an environmental reserve is a unique opportunity. Do not miss this opportunity; reserve your spot in our unique community right now! This one will not last, so move fast.**

Inclusions:  
 Property Listed By:

**None**  
**Exa Realty**

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













