



THE
A-TEAM

**RE/MAX
FIRST**

109 BELMONT Terrace, Calgary T2X 4H3

MLS®#: **A2176635**

Area: **Belmont**

Listing Date: **11/01/24**

List Price: **\$724,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 20-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2018**

Finished Floor Area
Abv Sqft: **2,004**
Low Sqft:
Ttl Sqft: **2,004**

Lot Information

Lot Sz Ar: **3,412 sqft**
Lot Shape:

DOM

19
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Yard,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler,Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Range,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Quartz Counters,Tankless Hot Water**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------|-------|-----------------|-------------------|-------|---------------|
| Living Room | Main | 13`0" x 11`6" | Kitchen | Main | 18`3" x 10`0" |
| Dining Room | Main | 11`6" x 10`0" | Foyer | Main | 5`6" x 5`5" |
| Mud Room | Main | 8`6" x 4`7" | 2pc Bathroom | Main | 7`8" x 2`11" |
| Bonus Room | Upper | 18`11" x 15`11" | Bedroom | Upper | 11`5" x 9`2" |
| Bedroom | Upper | 10`8" x 9`3" | Bedroom - Primary | Upper | 14`1" x 13`3" |
| 4pc Bathroom | Upper | 8`7" x 5`5" | 4pc Ensuite bath | Upper | 9`2" x 8`11" |
| Laundry | Upper | 9`0" x 5`5" | Exercise Room | Lower | 14`2" x 11`5" |

Flex Space
3pc Bathroom

Lower
Lower

17`9" x 8`2"
10`2" x 6`6"

Bedroom

Lower

14`2" x 9`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1810558

Zoning:
R-G

Remarks

Pub Rmks:

****Beautiful Home in the Desirable Belmont Community** Discover this modern and spacious home offering 3 upper-level bedrooms plus a 4th bedroom in the nearly finished basement. With 2 full and 2 half baths, an upstairs laundry room, central A/C, and over 2,750 sqft of living space, this property is designed for comfortable living. The main floor boasts 9' ceilings and luxurious laminate flooring throughout, enhanced by ample windows that fill the space with natural light. The gourmet kitchen is a chef's dream, featuring stainless steel appliances, including a gas stove and Brisas hood fan, quartz countertops, abundant cabinetry, a pantry, and a large island perfect for gatherings. The inviting living room includes an electric fireplace with a remote for added convenience. A discreet half bath is conveniently located between the front and garage entrances. Step outside to a fenced backyard oasis with a spacious deck and a serene pond with a waterfall feature. Upstairs, the primary bedroom is a retreat with a walk-in closet and an ensuite bathroom featuring dual sinks and an oversized shower. Two additional bedrooms, a 4-piece bathroom, a laundry room, and a generous bonus room complete the upper level. The basement is almost finished, featuring a 4th bedroom, a stunning 3-piece bathroom with porcelain tile flooring, a flexible room, and a large living area currently set up as a home gym. Additional highlights include a customizable Gemstone LED lighting system, an auto-locking front door, and a new roof installed in 2023. Don't miss your chance to make this stunning home yours—contact your favorite real estate agent today to schedule a showing!**

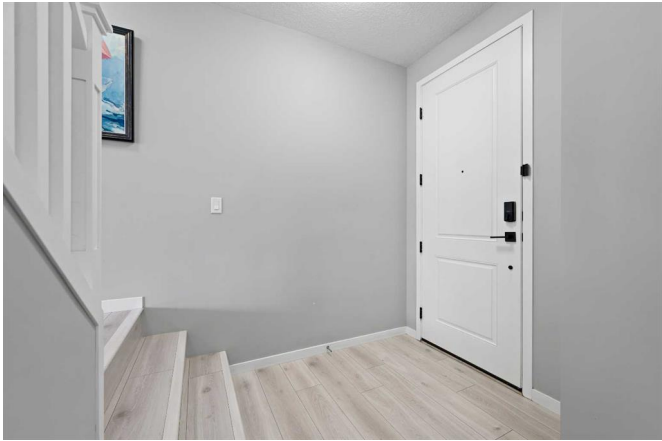
Inclusions:
Property Listed By:

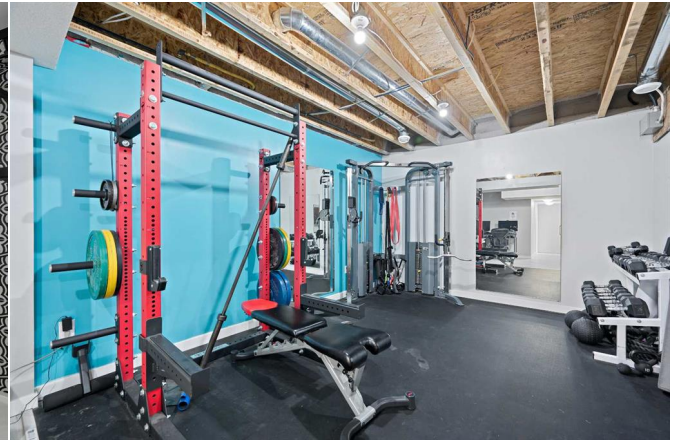
N/A
Heritage Elite Realty

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











109 BELMONT TERRACE SW
RCA MEASUREMENT STANDARD - CALGARY AB
MAIN LEVEL (AG) - 884.50 Sq.Ft. / 81.29 m²
UPPER LEVEL (AG) - 1140.34 Sq.Ft. / 105.58 m²
TOTAL ABOVE GRADE FLOOR SIZE - 2024.84 Sq.Ft. / 186.87 m²
BASEMENT DEVELOPED AREA (BG) - 750.08 Sq.Ft. / 69.68 m²
BELOW GRADE ENCLOSED AREA (BG) - 113.32 Sq.Ft. / 10.58 m²
TOTAL ABOVE AREA - 2863.34 Sq.Ft. / 266.46 m²

