



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**88 BELMONT Terrace, Calgary T2X 4H5**

MLS®#: **A2177193**

Area: **Belmont**

Listing Date: **11/05/24**

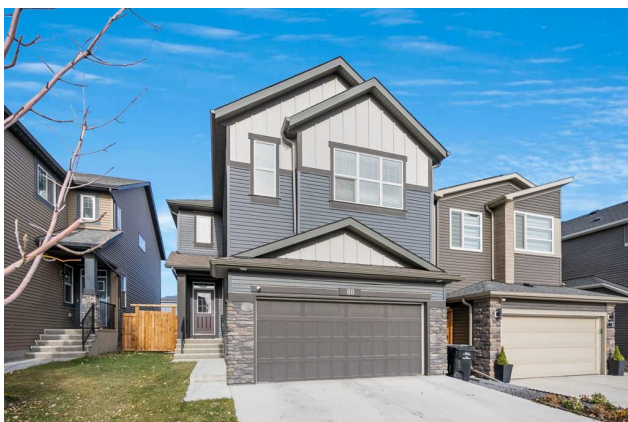
List Price: **\$865,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2020**

Lot Information

Lot Sz Ar: **3,670 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,236**  
Low Sqft:  
Ttl Sqft: **2,236**

DOM

**28**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Fruit Trees/Shrub(s),Garden,Landscaped,Street Lighting**  
Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener**

Utilities and Features

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

Construction: **Stone,Vinyl Siding**  
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Garage Control(s),Garburator,Microwave,Oven,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Double Vanity,French Door,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>10`8" x 5`5"</b>
<b>Mud Room</b>	<b>Main</b>	<b>5`5" x 7`3"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`0" x 2`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`11" x 12`11"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>11`5" x 18`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 9`7"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Office</b>	<b>Main</b>	<b>9`0" x 11`3"</b>
<b>Pantry</b>	<b>Main</b>	<b>11`0" x 5`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`1" x 13`1"</b>
<b>Great Room</b>	<b>Main</b>	<b>15`6" x 12`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`9" x 4`11"</b>
<b>Laundry</b>	<b>Upper</b>	<b>9`3" x 5`3"</b>

**Bedroom**  
**5pc Ensuite bath**  
**Game Room**  
**4pc Bathroom**

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

**10`11" x 9`11"**  
**9`4" x 8`9"**  
**20`10" x 12`8"**  
**9`2" x 5`9"**

**Walk-In Closet**  
**Bedroom - Primary**  
**Bedroom**  
**Furnace/Utility Room**

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

**5`0" x 9`8"**  
**13`11" x 12`8"**  
**12`4" x 10`8"**  
**11`7" x 23`9"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1810558**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Welcome to the stunning 88 BELMONT TERRACE—a beautifully designed home that combines style, function, and modern luxury. Step inside and be greeted by a spacious foyer with ample closet space. To the right, you'll find a gorgeous office/den featuring a striking accent wall and french glass-frosted doors for added privacy. The main level boasts luxury vinyl plank flooring throughout, creating a seamless and elegant flow. The heart of the home is the chef-inspired kitchen, which will leave you in awe with it's oversized island, large enough to comfortably accommodate 4 or more stools. The island also features a sleek silgranit sink. Additional highlights include under-cabinet lighting, a beverage fridge, ceiling-height cabinetry, quartz countertops, a timeless backsplash, and stainless steel appliances—all designed to make cooking and entertaining a breeze. The open-concept space flows effortlessly into the great room, where you can enjoy the beauty of a floor-to-ceiling electric fireplace, large windows, and high ceilings—perfect for large gatherings and family events. This level is complete with a walk-through double pantry, a mudroom, a cozy dining area, and a convenient half-bath. Upstairs, retreat to the spacious primary bedroom at the rear of the home, featuring a luxurious ensuite with a free-standing bathtub, double sinks, quartz countertops, and a sleek glass shower. The walk-in closet leads directly into the large laundry room for ultimate convenience. Two additional well-sized bedrooms, a full 4-piece bathroom, and a stunning bonus room with cathedral ceilings complete the upper floor. The fully finished basement offers a fantastic space for entertaining or family activities, featuring a large bedroom, a media/games area, and a full 4-piece bathroom. There's also a generous storage area to keep everything organized. Air-conditioning provides an added comfort to the home. Step outside to the oversized deck with metal railing, perfect for enjoying the warmer months. The fully-fenced yard provides privacy and security, BBQ gas line, and lovely garden beds enhance the outdoor experience. This home backs onto a paved walking trail and is just steps away from a baseball diamond, soccer fields, a future school, and the Belmont Park Playground. Located in the family-friendly community of Belmont, this home is close to all the amenities you need, including public transit and major roadways. This move-in ready home is waiting for its new family—don't miss your chance to make it yours!**

Inclusions:  
Property Listed By:

**N/A**  
**Real Broker**

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







