



THE
A-TEAM

**RE/MAX
FIRST**

532 BELMONT Heath, Calgary T2X4H4

MLS®#: **A2178899**

Area: **Belmont**

Listing Date: **11/20/24**

List Price: **\$619,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 13-Dec**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **2,906 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Rectangular Lot**
Park Feat: **Parking Pad**

Finished Floor Area

Abv Sqft: **1,708**

Low Sqft:

Ttl Sqft: **1,708**

DOM

63

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Utilities and Features

Roof: **Asphalt**

Heating: **High Efficiency,Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Window Coverings

Int Feat:

Breakfast Bar,Kitchen Island

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	5`0" x 6`8"
Dining Room	Main	11`6" x 12`10"
Nook	Main	5`10" x 6`0"
Bedroom - Primary	Upper	11`11" x 13`2"
Bedroom	Upper	9`9" x 9`11"
2pc Bathroom	Main	4`7" x 5`1"

Room	Level	Dimensions
Kitchen	Main	15`0" x 9`9"
Living Room	Main	14`10" x 16`3"
Mud Room	Main	10`3" x 3`3"
Bedroom	Upper	9`9" x 10`0"
4pc Bathroom	Upper	4`11" x 8`0"
4pc Ensuite bath	Upper	4`11" x 12`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1810558

Remarks

Pub Rmks: **Sleek and sophisticated, you are going to fall in love with this well loved 1,700+ sq. ft. home! The spacious entryway with a convenient large closet, opens to a bright and airy open-concept living room with awe inspiring height and bathed with natural light from large windows. Adjacent is the gourmet kitchen, boasting a massive island with eating bar, premium contrasting cabinetry, stainless steel appliances and a built-in microwave. The kitchen also offers an awesome walk-in pantry for all your storage needs. The dining room is beyond the kitchen, creating the perfect setting for family holiday meals. Durable and stylish LVP protects almost the entire level. The mudroom, off the dining area provides access to the deck, ideal for outdoor gatherings and barbecues. Upstairs, the expansive primary bedroom features a walk-in closet and an elegant en-suite. The upper floor includes a shared 3-piece bathroom and two additional spacious bedrooms with ample closet space complete the upper level. The basement offers the laundry facilities and endless possibilities to suit your dreams. Located in the community of Belmont, this exceptional family home is surrounded by amenities. The state-of-the-art Belmont Mounds of Fun playground offers endless entertainment for young kids, with plans for five additional playgrounds as well as a new Southwest Fieldhouse at Belmont soon to break ground. 40 acres of parks and pathways, and two future schools. Don't miss out on this incredible opportunity! Call your favorite realtor today.**

Inclusions: **N/A**
Property Listed By: **Royal LePage Solutions**

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









