



THE
A-TEAM

**RE/MAX
FIRST**

307 BELVEDERE Drive, Calgary T2A 7A7

MLS®#: **A2180337**

Area: **Belvedere**

Listing Date: **11/21/24**

List Price: **\$715,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**

Lot Information

Lot Sz Ar: **4,002 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,775**

Low Sqft:

Ttl Sqft: **1,775**

DOM

62

Layout

Beds: **4 (4)**

Baths: **3.0 (3 0)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,See Remarks**

Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmnt:

Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Refrigerator,Washer**

Int Feat: **Double Vanity,Kitchen Island,Open Floorplan,Pantry,See Remarks,Separate Entrance,Stone Counters,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>
Bedroom	Main	10`7" x 10`0"	Dining Room	Main	10`0" x 12`4"
Living Room	Main	12`2" x 12`11"	4pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Upper	13`0" x 13`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	9`4" x 10`0"	Bedroom	Upper	9`4" x 10`0"
4pc Bathroom	Upper	0`0" x 0`0"			

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

R-G

TBD

Remarks

Pub Rmks:

Welcome to this stunning Claremont model home located in the highly sought-after community of Belvedere Rise. Situated on a large corner lot with desirable north-south exposure, this property is perfect for gardening enthusiasts. With its double detached garage backing onto a lane and its proximity to nature, schools, and shopping, this home is a rare gem that combines convenience with modern living. This home offers a prime location, just steps from the Environmental Reserve, where you can enjoy scenic pathways and walkways for exploration and outdoor enjoyment. Future amenities, including a planned elementary school, playground, and sports field, are within walking distance, making it ideal for families. The home is unmatched in accessibility, located just off Stony Trail with quick access to downtown Calgary, and is close to East Hills Shopping Centre, which features Costco, Walmart, Staples, and more. The exceptional design and features of this home are equally impressive. Spanning just under 1,800 sq. ft., the spacious layout includes four bedrooms, with a main-floor bedroom perfect for multigenerational living. A side entrance offers suite potential, with rough-ins for a future legal suite or basement development. The gourmet kitchen is a chef's dream, featuring designer-curated interior color selections, premium finishes, and a Whirlpool stainless steel appliance package. The grand en-suite retreat includes an expanded design with a 48x36 shower with tiled walls, creating a luxurious space to relax and feel pampered. The stylish Prairie elevation adds excellent curb appeal, and the home comes equipped with air conditioning for year-round comfort. Additional highlights include a rear deck and fireplace, perfect for cozy nights and outdoor gatherings, as well as upgraded interior railings that add a touch of elegance to the home. The large detached garage is both convenient and practical for families. Originally planned as a show home, this property showcases premium design and finishes. However, due to the overwhelming popularity of both the Claremont model and the Belvedere Rise community, this home is now available for purchase as the community nears sellout. Do not miss the opportunity to own this exceptional home in one of Calgary's most desirable new communities! Contact us today to schedule your private tour. Pictures are from a previous showhome and representative of the final product.

Inclusions:

NA

Property Listed By:

KIC Realty

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



