

543 BELMONT Heath, Calgary T2X 4H3

MLS®#:	A2181161	Area:	Belmont	Listing	11/28/24		List Price:	\$759,900			
Status:	Active	County:	Calgary	Date: Change:	None		Associatio	n: Fort McMurray			
				General Infe Prop Type: Sub Type: City/Town: Year Built: Lot Informa Lot Sz Ar: Lot Shape:		Residential Detached Calgary 2020 3,778 sqft		<u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft:	1,792 1,792	DOM 23 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz:	4 (3 1) 3.5 (3 1) 2 Storey 4 2
				Access: Lot Feat: Park Feat:			-	d,Rectangular Lot hed,Heated Garage			

Utilities and Features

Roof: Heating: Sewer:	Asphalt Shingle Forced Air	e Construction: Stone,Vinyl Siding Flooring:									
Ext Feat:	None	Carpet,Laminate,Tile Water Source:									
				Fnd/Bsmt:							
		Poured Concrete									
Kitchen Appl: Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Covering: Int Feat: Closet Organizers,Double Vanity,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recess Utilities: Room Information						hting,Walk-In Closet(s)					
Room		Level	Dimensions	Room	Level	Dimensions					
2pc Bathroom	1	Main		Dining Room	Main	13`8" x 6`7"					
Kitchen 4pc Bathroom	I	Main Upper	9`4" x 20`6"	Living Room 4pc Ensuite bath	Main Upper	13`8" x 14`0"					
Bedroom		Upper	13`3" x 8`9"	Bedroom	Upper	9`11" x 13`7"					
Bonus Room		Upper	11`1" x 12`5"	Laundry	Upper	5`5" x 8`8"					
Bedroom - Prir	mary	Upper	11`5" x 17`0"	4pc Bathroom	Basement						
Bedroom		Basement	12`3" x 9`9"	Game Room	Basement	21`7" x 14`8"					

Legal/Tax/Financial					
Title: Fee Simple Legal Desc:	Zoning: R-G 1810558 Remarks				
Pub Rmks: Inclusions: Property Listed By:	Welcome to Belmont! If you're looking for a home that blends modern design, comfort, and functionality, this 2-storey single-family gem might just be the one for you. Whether you're starting a family, expanding, or just want more space, this home checks all the boxes. As you step through the front door & over the few stairs, you'll be greeted by a bright and open main floor layout that is perfect for hosting or everyday living. The spacious living area offers a gorgeous electric fireplace and flows seamlessly into the beautifully designed kitchen. Here you'll find high-end finishes, SS appliances, a large island w/ quartz countertops, and plenty of cabinet space for all your culinary needs. The dining area is a great size & offers the perfect spot to gather for family meals or entertaining. The convenient walk through pantry to the mudroom & half bath complete the main floor. Heading upstairs, you'll find a thoughtfully designed space featuring three generously sized bedrooms. The primary bedroom is a luxurious retreat, complete with a walk-in closet and a gorgeous ensuite bathroom featuring a walk-in shower. A 2nd full bathroom, spacious bonus room, & upstairs laundry add to the functionality of this level, making it ideal for growing families. The fully developed basement offers versatility w/ a large rec room, an additional bedroom, and a full bathroom. Whether you're hosting summer BBQs, enjoying a quiet evening under the stars, or watching the kids play, this outdoor space offers endless possibilities. The property also includes a double attached heated garage, adding convenience in the winter months & extra storage. Belmont is a vibrant community that offers the perfect balance between suburban tranquility & urban accessibility. With parks, schools, & shopping centers just minutes away, you'll have everything you need right at your fingertips. Don't miss the opportunity to make this beautiful Belmont property your new home. Schedule your private showing today! Air conditioning unit, Garage remote x 1, Sto				

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













