



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**51 BELVEDERE Green, Calgary T2A 7L5**

MLS®#: **A2181179**

Area: **Belvedere**

Listing Date: **11/26/24**

List Price: **\$764,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,250 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Front Yard,Rectangular Lot**  
Park Feat: **Double Garage Attached,Driveway,Oversized**

DOM

**25**  
Layout  
Beds: **4 (4 )**  
Baths: **3.0 (3 0)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Playground,Private Entrance**

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

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator**  
Int Feat: **Built-in Features,High Ceilings,Kitchen Island,Quartz Counters,Separate Entrance,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`3" x 8`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 9`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`0" x 15`0"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>10`10" x 13`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`7" x 10`5"</b>
<b>Laundry</b>	<b>Second</b>	<b>7`1" x 7`2"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>10`0" x 12`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`7" x 11`11"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>11`7" x 5`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>18`1" x 12`2"</b>
<b>Family Room</b>	<b>Second</b>	<b>11`2" x 13`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`11" x 15`2"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2211353**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**MOVE-IN-READY || IDEAL LOCATION || Welcome to this irresistible Brand-New home in the heart of most desired community of Belvedere. This home embodies modern living with thoughtful design elements catering to diverse lifestyles. Main floor offers a flex room which can also be used as an office for work at home professionals or can be converted into a bedroom. A beautiful kitchen, with modern appliances, ample storage, and sleek countertops. A large living room and dining area offers comfort and space for entertainment. The upper level offers a master bedroom featuring a luxurious ensuite and walk-in closet and two additional generously sized bedrooms complement the upper level. The basement offers separate entrance for future development. Situated right next to East Hills which offers easy access to Stoney Trail, providing convenience for commuting and accessibility. Few steps away is the famous East Hills Shopping Center with multiple restaurants, Walmart , Costco , Cineplex Odeon, Walk-in clinic, playgrounds, parks, and many other upcoming features of Belvedere community. Be the proud owner of this idyllic and marvelous house!!!!**

Inclusions:  
Property Listed By:

**N/A**  
**Royal LePage METRO**

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

















