



THE
A-TEAM

**RE/MAX
FIRST**

59 BELVEDERE Green, Calgary T2A7L5

MLS®#: **A2181372**

Area: **Belvedere**

Listing Date: **11/28/24**

List Price: **\$764,900**

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: **3,212 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,067**

Low Sqft:

Ttl Sqft: **2,067**

DOM

23

Layout

Beds: **4 (4)**

Baths: **3.0 (3 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Other,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Other,Vinyl Siding

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator

Int Feat:

Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,See Remarks,Separate Entrance,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`3" x 8`2"	Bedroom	Main	9`11" x 12`2"
Dining Room	Main	11`0" x 8`10"	Kitchen	Main	8`5" x 12`0"
Living Room	Main	14`2" x 14`11"	4pc Ensuite bath	Second	11`7" x 4`11"
5pc Ensuite bath	Second	10`7" x 13`10"	Bedroom	Second	11`7" x 10`4"
Bedroom	Second	18`0" x 12`0"	Family Room	Second	11`1" x 12`11"
Laundry	Second	7`0" x 7`2"	Bedroom - Primary	Second	12`0" x 15`1"
Walk-In Closet	Second	7`3" x 7`9"			

Title:
Fee Simple
Legal Desc:

2211353

Zoning:
R-G

Remarks

Pub Rmks:

LOCATION, LOCATION, LOCATION 4-BED | 3- FULL BATH | SEPARATE SIDE ENTRANCE | MAIN FLOOR BED, BATH | IMMEDIATE POSSESSION - Discover 2067 sqft of meticulously crafted living space in this exquisite family residence, nestled in the coveted community of Belvedere. This home is designed to impress from the moment you step inside. Main floor has bedroom that can be used as office or guest room with full washroom. The heart of the home is its spectacular kitchen, ideal for both everyday living and entertaining. Featuring a massive island with seating, sleek stainless steel appliances, and solid surface countertops, this kitchen is as stylish as it is functional. Just off the kitchen, the great room offers a cozy yet sophisticated setting, perfect for relaxing evenings or hosting guests. Upstairs, you'll discover a spacious bonus room that can easily be transformed into a playroom, home office, or additional family space. The top floor also features a conveniently located laundry room, making laundry days more efficient than ever. The primary suite boasts a walk-in closet and a luxurious ensuite with high-end finishes. Two additional bedrooms, a 4-piece bath, complete this level. The basement is waiting for your creative ideas which offers 9ft ceiling, 2 Windows and side entrance. This location puts you close to all of your favorite amenities. just a short walk away from East Hills Shopping Centre, access everyday essentials like Costco, Walmart, banks, and more ,all just across the street. Steps to Stoney Trail (Calgary's ring road/perimeter hwy) ,10 mins to Chestermere Lake.15 mins to Downtown Calgary,20 mins to the Calgary International Airport and 20 mins to the South Health Campus. Hurry and book a showing for this gorgeous home today!"**

Inclusions:

NA

Property Listed By:

eXp Realty

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









