



THE
A-TEAM

**RE/MAX
FIRST**

77 BELMONT Villas, Calgary T2X 4W4

MLS®#: **A2182129** Area: **Belmont** Listing Date: **12/04/24** List Price: **\$788,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **3,616 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,376**
 Low Sqft:
 Ttl Sqft: **2,376**

DOM

17
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

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

Utilities and Features

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

Construction: **Brick,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Gas Cooktop,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`1" x 15`0"	Bedroom - Primary	Upper	13`5" x 17`0"
Living Room	Main	13`11" x 15`1"	Bedroom	Upper	19`0" x 11`10"
Dining Room	Main	13`5" x 10`0"	Bedroom	Upper	10`11" x 10`0"
Office	Main	5`0" x 6`9"	Walk-In Closet	Upper	7`11" x 5`2"
Foyer	Main	5`0" x 5`6"	Bonus Room	Upper	9`11" x 13`3"
Pantry	Main	5`3" x 9`3"	Laundry	Upper	9`7" x 6`0"
Mud Room	Main	6`11" x 8`1"	2pc Bathroom	Main	

5pc Ensuite bath

Upper

4pc Bathroom
Legal/Tax/Financial

Upper

Title:
Fee Simple
Legal Desc:

2210280

Zoning:
R-G

Remarks

Pub Rmks:

Take a 3D Tour of this Stunning Belmont Home with Modern Features! Discover this exceptional 2376sqf, 3-bedroom, 2.5-bathroom home with a DUAL-ZONE FURNANCE in the desirable Belmont community. Offering contemporary finishes, an OPEN- CONCEPT design, WATER SOFTENER, and an attached DOUBLE garage, this home is built for modern living. Additional features include a 200 AMP ELECTRICAL PANEL and an EV-ready 50 AMP outlet, catering to your future needs. Step inside to find a bright, inviting space with engineered HARDWOOD FLOORING throughout the MAIN and UPPER floors. The gourmet kitchen is a chef's dream, featuring an OVERSIZED island, quartz countertops, a glass tile backsplash, FULL- HEIGHT custom cabinets, and BUILT-IN stainless steel appliances. The walk-through pantry adds convenience, and the expanded breakfast nook opens onto a sunny, south-facing backyard via sliding patio doors. Relax in the cozy living room, complete with a wall-mounted electric fireplace and large picture windows that flood the space with natural light. The main floor also boasts a rear mudroom, a versatile office, and a convenient 2-piece bathroom. The upper level offers a luxurious primary bedroom with a walk-in closet and a spa-inspired 5-piece ensuite that includes IN-FLOOR HEATING and double vanities. Two additional bedrooms, a second 4-piece bathroom, and a central bonus room ensure plenty of living space for your family and guests. The dedicated laundry room adds extra functionality. The undeveloped basement with 9-foot ceilings provides endless possibilities for customization. Outside, enjoy a LARGE DECK with ALUMINUM RAILINGS and a FULLY FENCED backyard. Located in Belmont, a master-planned community in Southwest Calgary, this home offers quick access to parks, green spaces, schools, and shopping. You're minutes away from Macleod Trail and Stoney Trail, with Somerset/Bridlewood LRT station just 5 minutes away. A future LRT station is planned 500 metres from Belmont Street, enhancing convenience even further. Nearby amenities include Sobey's, Shoppers Drug Mart, restaurants, and Shawnessy Village Shopping Centre, all within a 10-minute drive. Don't miss this incredible opportunity—schedule your private viewing today!

Inclusions:
Property Listed By:

N/A
Homecare Realty Ltd.

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













