



THE
A-TEAM

**RE/MAX
FIRST**

296 BELMONT Boulevard, Calgary T2X 4W6

MLS®#: **A2186222**

Area: **Belmont**

Listing Date: **01/10/25**

List Price: **\$660,300**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar: **3,046 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Rectangular Lot**
Park Feat: **Parking Pad**

DOM

11
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	5`1" x 7`8"
2pc Bathroom	Main	
Kitchen	Main	15`3" x 12`5"
Pantry	Main	4`9" x 5`8"
Loft	Upper	9`3" x 10`2"
4pc Bathroom	Upper	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`4" x 14`11"
Other	Main	5`7" x 7`4"
Dining Room	Main	11`6" x 12`11"
Mud Room	Main	9`10" x 5`7"
Laundry	Upper	3`9" x 5`7"
4pc Ensuite bath	Upper	

Walk-In Closet
Bedroom - Primary

Upper
Upper

4`3" x 3`7"
12`0" x 13`3"

Walk-In Closet
Bedroom
Legal/Tax/Financial

Upper
Upper

4`8" x 5`4"
9`1" x 9`9"

Title:
Fee Simple
Legal Desc:

2111207

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to this exceptional 2 storey laned home blending the aesthetics of modern sophistication and classic styling. Formerly a SHOWHOME, this property is designed for those who appreciate style, functionality and want a home that will impress! *Spacious Living: ,Enjoy 2 generous bedrooms plus a versatile loft that can be used as a home office, media space, bonus room etc. Convenient upper laundry. Gorgeous ensuite with dual basin sinks and a custom tile shower. *Grand Great Room: Open-to-above design, allowing natural light to flood in through large windows, creating a warm and inviting atmosphere along with the fireplace feature with mantle, tile surround and raised hearth. *Gourmet Kitchen: Featuring elegant Caesarstone concrete countertops, upgraded black and gold hardware, lighting and fixtures, stainless steel appliance package includes a gas stove and modern tile that perfectly complements the overall aesthetic. *Home Management & Beverage Centre: Equipped with built-ins and a bar fridge to help you organize and entertain with ease. *Stylish Touches: Experience the perfect blend of industrial and boho decor, highlighted by white oak flooring, upgraded railings, black and gold touches. *Outdoor Details: Step outside onto your finished deck, complete with a gas line for your BBQ, and convenience of a bus stop right out front. *Comfort & Ease: Enjoy central air for those warm summer days and irrigation lines for ease of keeping the plants in bloom. *Window Treatments: Hunter Douglas blinds throughout provide both style and privacy. *Gemstone Lights: Illuminate your outdoor space with these eye-catching lights, adding a touch of magic to your evenings all year round! *Just move in, style included.**

Inclusions:
Property Listed By: **Blinds
Ally Realty**

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













