



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**82 BELVEDERE Green, Calgary T2A 7G2**

MLS® #: **A2186255**

Area: **Belvedere**

Listing Date: **01/08/25**

List Price: **\$859,000**

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: **3,347 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,456**  
Low Sqft:  
Ttl Sqft: **2,456**

DOM

**14**  
Layout  
Beds: **4 (4 )**  
Baths: **3.0 (3 0)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Garden,Landscaped,Street Lighting,Underground Sprinklers,Rectangular Lot**

Park Feat: **Double Garage Attached,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central,High Efficiency,Exhaust Fan,Fireplace(s),Hot Water,Humidity Control,Natural Gas**

Sewer:  
Ext Feat: **Garden,Lighting,Private Yard,Rain Gutters**

Kitchen Appl: **Dishwasher,Electric Cooktop,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator**

Int Feat: **Bathroom Rough-in,Bidet,Breakfast Bar,Chandelier,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Smart Home,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Construction: **Concrete,Vinyl Siding,Wood Frame**

Flooring: **Carpet,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`6" x 17`1"	Living Room	Main	14`6" x 14`1"
Dining Room	Main	14`6" x 10`11"	Bedroom - Primary	Second	13`6" x 14`7"
Bedroom	Second	11`2" x 11`11"	Bedroom	Second	10`6" x 11`2"
Bedroom	Second	11`2" x 10`0"	Den	Main	8`10" x 9`10"
Bonus Room	Second	14`0" x 11`6"	Spice Kitchen	Main	5`1" x 8`5"
5pc Ensuite bath	Second	11`2" x 9`4"	4pc Bathroom	Second	11`0" x 4`9"
3pc Bathroom	Main	7`7" x 4`8"	Laundry	Second	8`7" x 5`7"

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **R-G**  
 Legal Desc: **2110715**

Remarks

Pub Rmks: **For additional information, please click Brochure button below. 4Bed, 3Bath, 2458 Sqft, Loaded with premium upgrades, Spice kitchen, Heated & AC garage, Gemstone exterior lights, Auto sprinkler system, Main level office/den, Bonus room, Upgraded quartz countertops, Electric fireplace, Wallpapers, 9' Ceiling, Dehumidifier & humidifier installed, Backing onto green space, Fully Landscaped lot, Central AC, Premium window curtains, Wine cooler, Front attached double garage. This former show home offers premium upgrades, saving you costly additions later. The main floor features a spacious foyer, living room with electric fireplace, and a well-equipped kitchen with a spice kitchen and pantry. There's also a full bathroom, office/den, and high-end details like wallpapers, premium curtains, and a wine cooler. The heated & cooled garage ensures comfort year-round. Upstairs, the master suite includes a freestanding bathtub, separate shower, and three bedrooms. A bonus room, double vanity bathroom, and laundry room complete this level. The unspoiled basement awaits your vision. Outdoors, enjoy a landscaped yard, concrete patio, built-in barbecue line, and green space for privacy. Located in a peaceful, family-friendly area, this home is a perfect retreat. The Alberta New Home Warranty Program ensures your investment is protected.**

Inclusions: **Gemstone Exterior Lights, Sprinkler Irrigation system with control box, Garage Heater and air conditioner, Wine cooler.**  
 Property Listed By: **Easy List Realty**

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











