



THE
A-TEAM

**RE/MAX
FIRST**

271 BELVEDERE Drive, Calgary T2A7M5

MLS®#: **A2187164**

Area: **Belvedere**

Listing Date: **01/13/25**

List Price: **\$845,000**

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: **3,304 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached**

DOM

8
Layout
Beds: **5 (5)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Cooktop, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **Breakfast Bar, Kitchen Island, Quartz Counters, Separate Entrance**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	8`5" x 4`11"	Bedroom	Main	10`11" x 13`2"
Dining Room	Main	8`9" x 10`4"	Foyer	Main	7`9" x 6`7"
Kitchen	Main	8`9" x 13`7"	Spice Kitchen	Main	8`5" x 6`10"
Living Room	Main	13`8" x 15`11"	Mud Room	Main	8`5" x 5`1"
4pc Bathroom	Second	8`10" x 4`11"	4pc Ensuite bath	Second	8`10" x 4`11"
5pc Ensuite bath	Second	8`11" x 11`3"	Bedroom	Second	12`9" x 15`0"
Bedroom	Second	9`7" x 11`1"	Bedroom	Second	10`11" x 10`1"
Family Room	Second	14`8" x 13`10"	Laundry	Second	8`11" x 5`5"

Bedroom - Primary

Second

12`6" x 15`10"

Walk-In Closet
Legal/Tax/Financial

Second

9`7" x 6`11"

Title:
Fee Simple
Legal Desc:

2211353

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to this meticulously maintained and spacious two-story detached home, offering 2493 square feet of thoughtfully designed living space in the highly sought-after community of Belvedere! This stunning property combines style, comfort, and functionality, making it the perfect place to call home for families of all sizes. The upper level boasts four generously sized bedrooms, ensuring everyone has plenty of room to relax. Among these are two luxurious master bedrooms, each complete with its own ensuite bathroom for added privacy and convenience. These well-appointed spaces are ideal for creating personal retreats after a long day. The main floor adds even more versatility to the home with an additional bedroom that can serve as a guest suite, home office, or extra living space to suit your unique needs. The modern kitchen is a chef's dream, featuring a sleek design with high-end appliances, including a gas range, an electric cooktop, and a convenient spice kitchen. Whether you're preparing everyday meals or entertaining guests, this space is equipped to handle it all. The open-concept layout flows seamlessly into the cozy family room, where an elegant electric fireplace creates the perfect setting for relaxation and family gatherings. Additional thoughtful touches on the main floor include a mudroom and a walk-in pantry, providing extra storage and functionality to keep the home organized. Step outside, and you'll find yourself backing onto a planned school site, playground, and green space. The future amenities in this area make this property an exceptional investment and a wonderful place to raise a family. Additionally, the home's prime location offers convenient access to local parks, grocery stores, shopping plazas, and other community amenities, ensuring all your daily needs are just minutes away. This home is the perfect blend of modern elegance, thoughtful design, and community charm. Don't miss this incredible opportunity to own a home in one of Calgary's most desirable neighborhoods. Schedule your private showing today and experience all that this exceptional property has to offer!**

Inclusions:
Property Listed By: **N/A**
eXp Realty

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









