



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**159 BELVEDERE Crescent, Calgary T2A 7M5**

MLS® #: **A2200350**

Area: **Belvedere**

Listing Date: **03/11/25**

List Price: **\$849,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2025**

Lot Information

Lot Sz Ar: **3,331 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,238**

Low Sqft:

Ttl Sqft: **2,238**

DOM

**42**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **See Remarks**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Composite Siding, Wood Frame**

Flooring:

**Carpet, Laminate, Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer**

Int Feat: **High Ceilings, Kitchen Island, Open Floorplan, Pantry**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`4" x 11`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`0" x 15`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`11" x 12`0"</b>	<b>Den</b>	<b>Main</b>	<b>10`6" x 10`2"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`0" x 14`6"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>11`7" x 10`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`1" x 14`7"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>13`1" x 11`3"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**TBD**

Zoning:  
**TBD**

Remarks

Pub Rmks: **Welcome to this stunning new build by Crystal Creek Homes, the Wyatt model, which offers the perfect blend of modern style and thoughtful practicality. This home features, Main floor 4th bedroom, 2nd prep kitchen with additional stove and sink, side entrance that could be used for a legal basement suite with city approval and a double front-attached garage. Inside, you'll find soaring high ceilings and an open-concept floor plan that allows for effortless flow and an abundance of natural light. The spacious living area is highlighted by a cozy gas fireplace, providing warmth and comfort. The chef's kitchen is a true centrepiece, complete with a large kitchen island, a pantry for added storage, and high-end finishes throughout. The mudroom offers a convenient transition from the garage, while the prep kitchen provides additional space for cooking and organization. Step outside to the pressure-treated deck, perfect for outdoor entertaining or relaxing while enjoying the east-facing views of the backyard. This home is ideally located near the upcoming new elementary school and the East Hills Commercial Centre, with easy access to Costco, Walmart, movie theater, and rapid transit to downtown Calgary. Don't miss the opportunity to make this brand-new home yours! This home is currently under construction and will be complete in the summer 2025. These photos were taken from an exact Wyatt design built in another neighbourhood. Please visit the show home at 272 Belvedere Drive to view similar built home and get permission for site visit of this address. Monday - Thursday 2-8 pm and Saturday - Sunday 12- 5 pm.**

Inclusions: **Stove**  
Property Listed By: **eXp Realty**

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

















