



**GRASSROOTS**  
REALTY GROUP

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**172 Belmont Villas SW**  
**Calgary, Alberta**

**MLS # A2214601**



**\$729,900**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,750 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped, Zero Lot Line		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Basement Fridge

Welcome to this beautifully upgraded and fully finished home by award-winning Morrison Homes, offering over 2,340 sq.ft. of total living space in the vibrant, family-friendly community of Belmont just across from green space. The current owners have added valuable features, including Zebra blinds, central air conditioning, and fully completed landscaping with a large back deck and fencing—perfect for relaxing or entertaining outdoors! Step inside to discover a thoughtful layout with high-end finishes and functional design. The main floor features a den or guest room with a full 4-piece bathroom, ideal for visitors or a home office. The chef’s kitchen is equipped with granite countertops, a large island with bar fridge space, and plenty of cabinetry, complemented by upgraded lighting and large windows that fill the space with natural light. A convenient mudroom at the back includes built-in seating and stylish tile flooring. Upstairs, you’ll find a spacious bonus room, a serene primary bedroom with a luxurious custom-tiled shower with bench seating and a walk-in closet, plus two additional generously sized bedrooms and a 4-piece main bath. The laundry room is also on this level and features built-in shelving for added storage. The professionally finished basement by the builder offers 9-foot ceilings, a large recreation room, 4th bedroom, full bathroom, and walk-in closet—ideal for extended family or guests. Parking won't ever be an issue with an additional parking spot right beside the double detached garage plus endless street parking. Belmont is a growing southwest community with plans for a future Rec Centre, library, two school sites, and an LRT stop, making it an ideal place for families and future investment. Don’t miss this opportunity to own a move-in-ready home with all the extras already completed!

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