



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

149 Belmont Villas SW
Calgary, Alberta

MLS # A2215074



\$779,000

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,065 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Aggregate, Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, Rectangular Lot, Zero Lot Line		

Heating:	High Efficiency, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

Step into this beautifully upgraded home offering over 2,000 sq ft of modern comfort! The main level boasts 9-foot doors, a spacious open-concept layout, a private office or Flex Space, and a Half bathroom. Upstairs features three generously sized bedrooms, including a luxurious primary suite with a walk-in closet and ensuite, along with a bright bonus room ideal for relaxing or entertaining. The unfinished basement comes with a SEPARATE SIDE ENTRANCE which have a potential to be a legal suite with includes two bedrooms, and 3 pc bathroom rough-in, providing great potential for customization. Outside, the fenced backyard with a beautiful Deck is perfect for gatherings. Additional features include Luxury Vinyl Plank flooring on the main floor, ceramic tile in bathrooms, With numerous upgrades, this move-in-ready home has it all!