



GRASSROOTS
REALTY GROUP

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24 Belmont Terrace SW
Calgary, Alberta

MLS # A2217484



\$744,900

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,001 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: NA

Welcome to this exquisite freshly painted 2-storey home upgraded with AIR CONDITIONING and Vinyl Plank flooring upstairs. Let it be your family home, where contemporary sophistication meets practicality. Extended height luxury interior doors on the main floor! Open-concept main level with a chic culinary area equipped with quartz countertops and stainless steel appliances. The family and dining rooms offer a picturesque view of the spacious deck and yard. The dedicated office offers a quiet workspace—perfect for those working from home—or can easily be transformed into a 4th bedroom to suit your needs. Ascend to the upper level to discover the primary bedroom retreat, complete with a lavish 3-piece bathroom and a generous walk-in closet. Two more bedrooms, each with its own walk-in closet! The upper level also presents a cozy nook, perfect for studying, exercising or pursuing hobbies. One of the standout features of this property is its unique backing onto a vast playing field, offering direct access to a sprawling green space ideal for outdoor activities and sports. Attached double garage provides secure parking and additional storage for your belongings. Don't miss the chance to claim this exceptional home, which combines contemporary design, thoughtful features, and the added advantage of a stunning view of the playing field. Enjoy living in a peaceful, family-friendly neighborhood with beautiful green walking paths, scenic trails perfect for biking or strolling, and well-maintained playgrounds.