



GRASSROOTS
REALTY GROUP

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

56 Belmont Terrace SW
Calgary, Alberta

MLS # A2222825



\$865,000

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,508 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully appointed 3-bedroom, 2.5-bath home offering over 2,500 square feet of thoughtfully designed above-grade living space. Nestled on a quiet, desirable street, this residence boasts timeless curb appeal and a family-friendly layout that blends comfort, functionality, and style. Step inside through a spacious, bright foyer and find yourself drawn into a series of light-filled living areas, enhanced by large windows and warm, high-quality laminate flooring. The heart of the home is a modern gourmet kitchen, complete with quartz countertops, a tiled backsplash, and high-end appliances. A separate cooktop, built-in wall oven and microwave, ample cabinetry, and a large breakfast island make this kitchen ideal for casual meals and entertaining. The walk-through pantry adds convenience, providing direct access to the mudroom and the attached double garage. A formal dining room offers the perfect setting for special gatherings, while the cozy family room, anchored by a gas fireplace, invites you to relax and unwind. A pocket office offers a quiet space to work or study, and a stylish main floor powder room adds to the home's thoughtful layout. The main floor also includes a dedicated laundry area for everyday ease. Upstairs, the expansive primary suite provides a serene retreat, featuring a generous walk-in closet and a luxurious 5-piece ensuite with dual vanities, a soaking tub, and a separate glass shower. Two additional spacious bedrooms offer plenty of room for family or guests and share a well-appointed 4-piece bath. A versatile bonus loft at the top of the stairs provides the perfect space for a children's play area, reading nook, yoga room, or home office. Outside, the fully fenced backyard opens to a green space and has no rear neighbours, offering privacy and a peaceful setting for outdoor enjoyment. A railed wooden deck extends your

living space and provides the perfect venue for summer BBQs and entertaining. The unfinished basement offers limitless potential for future development—whether it's a home theatre, fitness room, or additional bedrooms to suit your lifestyle. Ideally located close to schools, parks, and everyday amenities, and with quick access to Macleod Trail and Stoney Trail, this home provides both comfort and convenience. Don't miss your opportunity to own this exceptional property. Don't miss this opportunity to make it yours!