



GRASSROOTS
REALTY GROUP

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151 Belvedere Crescent SE
Calgary, Alberta

MLS # A2224135



\$779,900

Division:	Belvedere		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,936 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

4 BEDROOMS - 3 upstairs and 1 on the main floor - DOUBLE ATTACHED GARAGE- SEPARATE BASEMENT ENTRANCE - 2 STOREY HOME BACKING ONTO GREENSPACE. Welcome to the master built neighbourhood of Belvedere with miles of walking paths, parks, new elementary school to be built, immediate proximity to East Hills commercial centre and quick and easy access to downtown Calgary with the Rapid transit system. Crystal Creek Homes has many different homes to choose from ranging in size from 1250 sq ft to 3000+ sq ft. homes. Visit the show home at 272 Belvedere Drive to see all of the different styles and designs of homes. This stunning new build by Crystal Creek Homes, the Carson model, which offers the perfect blend of modern style and thoughtful practicality. This home features a double front-attached garage and a beautifully landscaped front yard with a tree and up to three shrubs, enhancing its curb appeal. 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 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. Step outside to the pressure-treated deck, perfect for outdoor entertaining or relaxing while enjoying the east-facing views of the backyard. 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 Carson home 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.