



**GRASSROOTS**  
REALTY GROUP

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**112 Belmont Crescent  
Hinton, Alberta**

**MLS # A2229418**



**\$379,000**

<b>Division:</b>	Mountain View		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,220 sq.ft.	<b>Age:</b>	1956 (69 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	2.24 Acres		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-S2
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** None

WOW!!! You MUST see 112 Belmont Square. This home has been completely renovated, from top to bottom. It features 3 bedrooms & 3 baths. The main floor has a gorgeous kitchen with built-in appliances, dining area, a back entry which leads to a breezeway - the perfect spot to sit & enjoy a cold drink on hot days. The breezeway leads to the deck & from there you can wander into the back yard & sit by the firepit. A cozy living room with a wood stove, a bedroom & 4 pc bath complete the main floor. Up a few stairs & you are in the stunning master bedroom complete with a walk-in closet & an incredible ensuite featuring a beautiful shower and separate soaker tub & perfect for a relaxing soak with a glass of wine & a book to read. The lower level has another nice sized bedroom, 3 piece bath, laundry & utility room. This home has new drywall, all windows (except living room), wood stove, flooring, bathrooms, shingles, siding, exterior & interior trim, deck, fence, furnace, on-demand hot water system, appliances & ALL NEW!!! Add to this the huge yard, fenced for privacy, mature trees, lot of parking, an extra "room" just outside the back door (complete with heat) to be used as an exercise room, library, music room & whatever you wish. There is also a detached 12x24 garage. This home really is a must see and possession can be very quick.