



**GRASSROOTS**  
REALTY GROUP

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

**32 Belmont Terrace SW**  
**Calgary, Alberta**

**MLS # A2232288**



**\$749,900**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,941 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Rectangu		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wired for Data

**Inclusions:** N/A

Welcome to this beautifully upgraded home in the heart of Belmont, Calgary! This meticulously maintained property boasts modern finishes and thoughtful upgrades throughout. You'll love the durability and style of the luxury vinyl plank flooring throughout the main. The spacious main floor features soaring 9' ceilings, quartz countertops, an upgraded kitchen package, and a large side pantry. The open concept design includes a cozy gas fireplace (recently cleaned and inspected) creating a warm and inviting space for entertaining or relaxing. Upstairs, the vaulted ceiling in the bonus room adds an airy feel, while the upper-floor laundry simplifies your everyday. The primary suite is a true retreat, featuring a generous walk-in closet, his and her sinks, a beautiful soaker tub, and a separate tiled shower with a built-in bench. Every detail has been thoughtfully considered. Head downstairs to the professionally developed basement offering even more living space for family, guests, or a home office. Outside, the home backs onto a serene green space, providing privacy and a picturesque setting. A gas line to the patio makes barbecuing a breeze, and the fully landscaped yard is ready for summer enjoyment. Stay cool all summer with central air conditioning, enjoy the beauty and practicality of Gemstone exterior lighting, and take advantage of the oversized garage—spacious enough to comfortably fit both a pickup truck and an SUV (27'7" x 17'11"). With its thoughtful design, premium finishes, and ideal Belmont location, this home checks all the boxes for modern family living. Don't miss your chance to own this exceptional property!