



GRASSROOTS
REALTY GROUP

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207, 850 Belmont Drive SW
Calgary, Alberta

MLS # A2238953

\$432,999



Division:	Belmont		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,284 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Parking Pad, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 217
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: 2 TV Mounts

Immaculately maintained and overlooking the courtyard, you will fall in love with this next to new and barely lived in spacious town home located in the up and coming neighbourhood of Belmont. Situated in the deep South of Calgary only minutes away from Spruce Meadows yet close to a plethora of amenities including quick access to McLeod and Stony Trail; this home is ideal for a young executive or family just starting out, or even an mature individual who enjoys having a guest room for friends and family. Presenting almost 1300 sq ft of thoughtful design you are welcomed into a wonderful main living space with a lovely sight line from front to back complimented with luxury vinyl plank flooring. Expansive and seamless you will discover a quaint and bright kitchen area boasting beautiful quartz countertops with extended island, stylish full tile subway backsplash, sleek stainless steel appliances, white slab cabinets, modern pendant lighting and generous pantry for additional storage. Transitioning to the designated dining area, you have ample room for a full sized table and chairs, a great entertaining space and concluding this level, you have a wonderful living room area with an over sized window that overlooks the nature inspired courtyard area and private 14x6.3 deck area. The upper level offers two Primary Bedrooms, each with their very own full four pc en suite boasting quartz countertops, undermount sinks and stunning marble like tile that frames in the full bath reaching full height to the ceiling and continues on the floor to create an elevated bathroom you will truly enjoy spending time in. The upper level also includes a convenient 2nd floor laundry centralized between the two bedrooms for ease of access. To make this lovely home stand out even more is the fact that is within the interior of the complex, so less road noise, features a double attached tandem garage with a

THIRD PARKING PAD outside the garage and steps to a greenspace that you can enjoy on a daily basis! With a future City of Calgary Rec Centre on the docket, creative Mounds playground and a great trail system, you feel like nature is your neighbour without having to drive the distance. Return from work and step outside your door to enjoy the landscape and community. A lovely neighborhood with great new amenities on the horizon welcomes you home!