



GRASSROOTS
REALTY GROUP

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28 BELMONT Terrace
Calgary, Alberta

MLS # A2240100



\$735,000

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,975 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Front Yard, Landscaped, Lawn, Rec		

Heating: Central, Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Brick, Composite Siding, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1N

Utilities: -

Inclusions: none

Welcome to this stunning 2-storey home in beautiful Belmont, where contemporary elegance meets family-friendly functionality. Located on a great lot this stylish property offers over 1975 sq ft of well-designed living space above ground and countless thoughtful upgrades throughout. Set on a quiet street and backing onto a vast PLAYING FIELD and green strip, the home offers direct access to open space, ensuring privacy and an IDEAL SETTING FOR OUTDOOR ACTIVITIES. A scenic path runs along the side and back, adding extra separation from neighbors and connecting you to nearby walking trails, playgrounds, and a future school site—perfect for growing families. Inside, the BRIGHT AND OPEN main floor boasts 9-foot ceilings, luxury extended-height doors, and durable vinyl plank flooring. The heart of the home is a fabulous chef’s kitchen, featuring pristine full-height white cabinetry with soft-close drawers, QUARTZ countertops, upgraded stainless steel appliances, a large walk-in pantry, and a spacious central island with an extended stool bar—ideal for entertaining. The adjacent dining and living areas overlook the backyard and deck, complete with a gas line for BBQs. A dedicated OFFICE ON MAIN LEVEL provides a quiet workspace for remote work or can be easily converted into a fourth bedroom. The attached double garage offers secure parking and extra storage. Upstairs, the primary bedroom retreat features a walk-in closet, and a spa-like ensuite with dual sinks, A TILED WALK-IN SHOWER, and a private water closet. Two additional bedrooms are smartly located next to bonus room, offering extra privacy. This level also includes a full 4-piece bathroom and The unspoiled basement has rough-ins for plumbing, and a radon mitigation vent—ready for your personalized development. Belmont is a PEACEFUL

VIBRANT community known for its quieter streets, abundant parks, and quick access to major routes like Stoney Trail West, making daily commutes and weekend getaways a breeze. Whether you're starting out or settling down, this home offers the space, comfort, and location to make your future bright.