



GRASSROOTS
REALTY GROUP

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31 Belmont Crescent SW
Calgary, Alberta

MLS # A2242633



\$704,999

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,840 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Private, Rectar		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Pantry, See Remarks, Storage		

Inclusions: N/A

MASSIVE LOT! They just don't make them this big anymore! Welcome to beautiful Belmont! This stylish 2 storey home with double garage offers over 1,840 square feet of finished living space above ground, and the perfect place to call home. The gigantic sunny backyard is both beautiful and low-maintenance, featuring a covered deck and a lovely gazebo—ideal for entertaining, relaxing, or enjoying warm summer days. Inside, the home is equipped with air conditioning and a water softener for year-round comfort. Upstairs, you'll find the generous primary bedroom, complete with a luxurious 5-piece ensuite and a walk-in closet with a large window. 2 additional spacious bedrooms, a full bathroom, a bonus family room, and a laundry room with built-in cabinets and storage round out this level. The unfinished basement provides endless opportunities to add your personal touch and increase future value. Tucked away on a quiet street & located in a growing community with easy access to schools, parks, shopping, and major roadways, this home is perfect for families or anyone looking to settle in a vibrant neighborhood!