



GRASSROOTS
REALTY GROUP

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215 Belvedere Crescent SE
Calgary, Alberta

MLS # A2244298



\$749,900

Division:	Belvedere		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,934 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Corner Lot, Front Yard, Landscaped, Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: 2nd Gas Range

1,934 SQ.FT. | 4-BED | 3-BATH | SPICE KITCHEN | SIDE ENTRANCE | 9' BASEMENT | BONUS ROOM | FRONT LANDSCAPING | This beautiful 1,934 sq. ft. home by Crystal Creek Homes features an open-concept main floor with 9' ceilings, a sleek kitchen with quartz countertops, a large island, and a SPICE KITCHEN with a GAS RANGE and sink. The spacious great room includes an electric FIREPLACE, and the main floor also offers a bedroom and full bathroom, perfect for guests or multi-generational living. Upstairs, you'll find a BONUS ROOM, two additional bedrooms with walk-in closets, a main bath, and UPPER-FLOOR LAUNDRY. The primary bedroom boasts a walk-in closet and a 5-piece ensuite. Set on a corner lot, the home includes a DETACHED GARAGE, a durable HARDIE BOARD EXTERIOR, and a REAR DECK for outdoor living. Additional features include a 9' BASEMENT and a SIDE ENTRANCE for added flexibility. Located near East Hills Shopping Centre, with quick access to Stoney Trail and a short drive downtown. Plus, the home comes with a NEW HOME WARRANTY for peace of mind. Book your showing today or visit the Crystal Creek showhome at 272 Belvedere Drive SE (open Monday to Thursday from 2 pm – 8 pm, and weekends and holidays from 12 pm – 5 pm).