



GRASSROOTS
REALTY GROUP

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159 Belvedere Crescent SE
Calgary, Alberta

MLS # A2244672



\$799,900

Division:	Belvedere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,277 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Rectangular Lot, 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:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

Inclusions: 2nd Range

2,277 SQ.FT. | 5-BED | 3-BATH | OPEN TO ABOVE GREAT ROOM | SPICE KITCHEN | SEPARATE SIDE ENTRANCE | DECK | FRONT LANDSCAPING | HARDIE BOARD SIDING | This stunning home by Crystal Creek Homes BACKS ONTO GREENSPACE and is designed for everyday family life. The MAIN FLOOR has a BEDROOM and FULL BATH, perfect for grandparents or anyone who prefers to avoid stairs. Or use it as a home office. The standout kitchen features full-height cabinetry, quartz counters, and a SPICE KITCHEN to keep fragrant cooking contained. An open-to-above great room with large windows fills the space with light, and the dining area opens onto a rear deck that's perfect for summer barbecues and morning coffee. Upstairs there are four bedrooms, including a spacious primary suite, a bonus room, a 5-piece bathroom, and convenient laundry. The 9' BASEMENT and separate SIDE ENTRANCE provides future suite potential (subject to approval and permitting by the City). Hardie board siding adds durability, and a full builder warranty is included for peace of mind. Belvedere offers quick access to Stoney Trail, East Hills shopping, and future parks and schools. Move in before the school year starts - book your showing today!