



**GRASSROOTS**  
REALTY GROUP

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**143 Belvedere Crescent SE**  
**Calgary, Alberta**

**MLS # A2244719**



**\$738,800**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,994 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Rectang		

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

**Inclusions:** N/A

IMMEDIATE POSSESSION | 1,994 SQ.FT. | 4-BED | 2.5-BATH | SPICE KITCHEN | SEPARATE ENTRANCE | HARDIE BOARD SIDING | HREAR DECK | FRONT LANDSCAPING | This move-in-ready home by Crystal Creek Homes BACKS ONTO GREENSPACE and offers a bright, open-concept main floor with a great room and FIREPLACE. The gourmet kitchen includes full-height cabinetry, quartz countertops, a large island, and a SPICE KITCHEN complete with gas range and sink to keep aromatic cooking contained. The dining room opens to a rear deck, ideal for barbecues or morning coffee overlooking the greenspace. Upstairs are FOUR BEDROOMS, including a spacious primary suite with a spa-inspired ensuite, plus a bonus room and convenient laundry. The 9' BASEMENT with separate SIDE ENTRANCE offers future legal suite potential (subject to City approval and permitting). Front landscaping is included, and every finish has been professionally selected for a polished look. Belvedere provides quick access to Stoney Trail, East Hills shopping, and future parks and schools. This home includes a NEW HOME WARRANTY for peace of mind &mdash; book your showing today.