



**GRASSROOTS**  
REALTY GROUP

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**63 Belvedere Crescent  
Calgary, Alberta**

**MLS # A2245596**



**\$759,900**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,065 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Stone Counters, Walk-In Closet(s)		

**Inclusions:** NA

Welcome to the stunning Henshaw model by Alliston at Home, located in the community of Belvedere Rise. This beautifully designed front-attached garage home spans just under 2,100 square feet on a stunning pie lot backing onto serene green space, offering privacy and picturesque views. Featuring four spacious bedrooms and three full bathrooms, including a main-floor bedroom with full bathroom-perfect for multigenerational living, this home blends comfort and style seamlessly. The beautiful kitchen is a chef's dream, featuring designer- curated interior color selections, premium finishes, and a Whirlpool stainless steel appliance package. The side entrance offers limitless potential for a future basement development/ suite. The craftsman-style elevation adds excellent curb appeal, complemented with a fireplace in the living area, big windows, upgraded interior railings that add an elegant touch throughout, and a rear deck for cozy outdoor gatherings. Located just steps from a natural reserve with scenic walkways, this home is ideally situated for outdoor enjoyment. Families will appreciate the proximity to future amenities such as an elementary school, playfields, and sports fields within walking distance. Additionally, the location offers unmatched accessibility with quick access to Stoney Trail, downtown Calgary, and East Hills Shopping Centre, which features Costco, Walmart, Staples, and more. This rare gem combines thoughtful design, quality craftsmanship, and a prime location, making it the perfect place to call home. Possession is expected in August 2025—Don't miss this exceptional opportunity! Welcome to your next home! Contact us today to schedule your private tour.