



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

69 Belmont Terrace SW
Calgary, Alberta

MLS # A2251891



\$749,900

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,853 sq.ft.	Age:	2019 (6 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Garden, Gazebo, Interior Lot, Landscaped, Lawn, Level, Rectang		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stunning 6 bedroom, 3.5 bathroom home with a double attached garage, perfectly situated in the vibrant SW community of Belmont. Designed with families in mind, every detail of this home blends comfort, style, and functionality. Step inside to warm vinyl plank flooring that flows across the open main level. The timeless kitchen is a chef's dream with crisp white shaker cabinets, subway tile backsplash, quartz countertops, and stainless steel appliances. A spacious walk through pantry leads directly to the mudroom and garage - perfect for busy family life. The living room, anchored by a cozy gas fireplace, is where memories are made, while the sunlit dining area offers views of the backyard retreat. Your SOUTH facing, sunny outdoor oasis awaits! Unwind in the hot tub, entertain on the deck or under the gazebo, shoot hoops on the basketball court, or simply enjoy the meticulously maintained lawn. Low-maintenance front landscaping ensures curb appeal without the extra work. Upstairs, discover four generously sized bedrooms, most with walk-in closets, including a primary retreat with a private 3 piece ensuite. A 4 piece bathroom and laundry room complete the upper level. The fully developed lower floor adds even more living space, featuring two additional bedrooms, a third full bathroom, and a flexible den for work or play. Belmont is a rapidly growing community offering convenience today and exciting plans for tomorrow, with nearby amenities, two future school sites, and a planned community hub with a rec center and library. This home is more than a place to live—it's where your growing family will thrive. Book your private showing today!