



GRASSROOTS
REALTY GROUP

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120 Belmont Boulevard SW
Calgary, Alberta

MLS # A2266305



\$669,900

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,793 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions:	NA
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Welcome to this beautifully upgraded 4-bedroom, 3-bathroom home perfectly situated on a desirable corner lot! Offering style, functionality, and smart living, this property stands out with its thoughtful design and premium features throughout. As you enter through the spacious front entrance, you're greeted by an inviting open layout that flows seamlessly from room to room. The main floor includes a full bedroom and full bathroom, ideal for guests or multi-generational living. This home showcases numerous high-end upgrades, including: Built-in oven and microwave tower Gas cooktop burner and fireplace for cozy evenings Gas hook-up for BBQ on a 9.5' x 13.10' composite deck — perfect for entertaining Oversized double insulated garage (23.3' x 23.3') with remote and Wi-Fi connectivity Side entrance and concrete walkway for easy access or potential future suite Fully fenced corner lot providing privacy and outdoor enjoyment Central A/C for year-round comfort Solar panels for energy efficiency Moen Flo Smart Water Monitor & Shut-Off System for leak protection and peace of mind Handheld showerheads in all bathrooms Smart home features, including smart switches in the primary bedroom, kitchen, dining area, and foyer Under-cabinet lighting in the kitchen (counter area) Blinds and three stairwell windows adding extra natural light This home is truly a perfect blend of luxury, comfort, and innovation — ready for you to move in and enjoy!