



GRASSROOTS
REALTY GROUP

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

484 Belmont Heath SW
Calgary, Alberta

MLS # A2267555



\$625,000

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,674 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s)		
Inclusions:	None		

A beautiful turn-key home where every detail of this residence has been thoughtfully curated, showcasing impeccable craftsmanship, elevated style, and an undeniable pride of ownership. As you enter the home you are greeted by soaring ceilings and an open-concept main level filled with natural light. The heart of the home is the expansive kitchen, featuring a new LG induction range, sleek stainless steel appliances, generous counter space, and ample cabinetry—designed to balance everyday functionality with contemporary elegance. Upstairs, the inviting primary suite offers a serene retreat complete with a spa-inspired ensuite and refined finishes. Two additional spacious bedrooms and the convenience of an upstairs laundry room add to the home's comfort and practicality. The lower level offers incredible potential with 12-foot ceilings, bathroom rough-ins, and huge windows creating a bright, open feel that is rare to find and ideal for future development. Outside, enjoy your beautifully landscaped, south-facing backyard—a fully fenced and sun-drenched oasis perfect for relaxing or entertaining. The home's front and back irrigation systems ensure effortless maintenance, while the double detached garage, insulated, drywalled, and painted, provides both style and functionality. A new roof was installed in 2022 and adds peace of mind for years to come. Modern upgrades further elevate this home's exceptional livability. Central air conditioning keeps you comfortable year-round, while the 1.9 kW solar panel system enhances energy efficiency and reduces utility costs. An on-demand water heater and automatic water softener system provide everyday convenience, underscoring the home's thoughtful design and commitment to comfort. Every element of this residence reflects meticulous care, enduring quality,

and modern sophistication. This is more than a home, it’s a statement of style, comfort, and thoughtful living, ready to welcome its next proud owners- book your showing today!