



**GRASSROOTS**  
REALTY GROUP

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**163 Belvedere Crescent  
Calgary, Alberta**

**MLS # A2268776**



**\$725,000**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,059 sq.ft.	<b>Age:</b>	2025 (1 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>	Backs on to Park/Green Space, Pie Shaped Lot, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Stone Counters, Vinyl Windows		

**Inclusions:** Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer

Welcome to your beautiful, brand-new Alliston build featuring 4 bedrooms, 3 full bathrooms, nearly 2,100 sq. ft. of expertly designed living space, and a side entrance to the basement, perfect for future development. This home is ideally located on a pie lot on a quiet crescent, where kids can safely play outside and you can enjoy peaceful mornings with a cup of coffee while watching the sunrise from the views out your East backyard windows. Step inside and be greeted by stylish vinyl plank flooring and airy 9-foot ceilings that flow through the open-concept main floor. The chef-inspired kitchen boasts floor-to-ceiling cabinetry, quartz countertops, a spacious island, and a sleek stainless steel appliance package with a gas stove. A dream for anyone who loves to cook and entertain. The adjoining dining area and living room are bright and welcoming, anchored by a striking electric fireplace that serves as the space's focal point. A main-floor bedroom and a complete bathroom offer flexibility for guests, a home office, or convenient main-floor living. The mudroom off the 19x20 garage (with an additional 4' for stair access) ensures there's ample room for parking two vehicles. Upstairs, the primary suite is your private retreat, featuring a walk-in closet with natural light and a spa-inspired ensuite with a large shower and soaker tub. Two additional spacious bedrooms, another full bathroom, a convenient laundry room, and a front-facing bonus room complete this well-planned upper level. The unfinished basement, with its separate side entrance, offers loads of potential. It's already equipped with bathroom rough-in and wet bar rough-in with water lines, giving you a head start on future development possibilities. Located in the vibrant community of Belvedere in Calgary's southeast, this home offers the perfect blend of urban convenience and relaxed suburban living. With nearby

parks, schools, shopping, and easy access to major routes, Belvedere is a welcoming, family-friendly neighbourhood where you can truly put down roots. Photos are representative and are of the same model home with similar colour pallet/finishings. RMS has been applied to builder blueprints. Taxes to be assessed.