



GRASSROOTS
REALTY GROUP

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40 Belmont Heath SW
Calgary, Alberta

MLS # A2272155



\$849,900

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,586 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting		

Inclusions: NONE

Nestled in one of Calgary's most coveted communities, this exceptional residence—crafted with refined craftsmanship and bespoke design—offers a seamless fusion of traditional elegance and modern functionality. Thoughtfully crafted to the last detail, this home exudes warmth, sophistication, and enduring style, designed to elevate everyday living and inspire unforgettable entertaining. As you step through the front door, you're welcomed by a grand foyer. At the heart of the home lies a chef-inspired kitchen, where culinary artistry meets impeccable design. A sprawling central island is crowned with sleek quartz countertops, while premium stainless-steel appliances, full-height custom cabinetry, and ambient lighting complete this truly elevated space. A dream butler's pantry and spice kitchen adds convenience. The open-concept living room is a masterclass in comfort and style, anchored by a striking gas fireplace. Expansive patio doors invite natural light and open effortlessly to a beautifully appointed huge two-tier deck & fully landscaped yard—perfect for seamless indoor-outdoor living. A dedicated home office/flex room offers privacy and tranquility, ideal for focused work or study. Completing the main level is a refined powder room and a highly functional mudroom, balancing luxury with everyday practicality. Upstairs, the serene primary suite is a true retreat, featuring a spa-inspired ensuite, a luxurious soaking tub, dual vanities, a glass-enclosed walk-in shower, and a spacious walk-in closet. The second master offers its own en-suite bath, while the charming third and fourth bedrooms share a beautifully appointed full bath—each space designed for comfort and privacy. Cherry on the pie is a huge bonus room for family movie nights. And convenient upstairs laundry completes the second floor. The home has central Air

conditioning to cool off in the hot summer days, and app controlled gemstone lighting , with multiple light colour options, The home is complemented by a double-Attached garage, which offers secure parking and additional storage. Unspoiled basement is waiting for your artistic touch ,with its own side entrance ,so it can be legally suited in the future, Situated in the vibrant community of Belmont, this residence is mere moments from scenic parks, boutique shopping, fine dining, and top-rated schools. A true statement of luxury living, this home blends timeless design with modern conveniences to exceed every expectation.