



GRASSROOTS
REALTY GROUP

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66 Belmont Manor SW
Calgary, Alberta

MLS # A2277469



\$999,000

| | | | |
|------------------|-----------------------------------------------------------------|---------------|------------------|
| Division: | Belmont | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,503 sq.ft. | Age: | 2023 (3 yrs old) |
| Beds: | 6 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Front Yard, Lawn, Level, Street Lighting | | |

| | | | |
|--------------------|------------------------------------------------------------------------|-------------------|-----|
| Heating: | 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: | Built-in Features, No Smoking Home, Quartz Counters, Walk-In Closet(s) | | |

Inclusions: Basement appliances and window coveringd

Welcome to an exceptional luxury residence in the highly sought-after community of Belmont SW. This newly built home, less than 22 months old, offers over 3,333 square feet of thoughtfully designed living space, seamlessly blending upscale finishes with modern functionality and smart home convenience. The main level features a sophisticated open-concept layout with a cozy tiled fireplace anchoring the living room, an expansive entertaining area, and a chef-inspired kitchen complete with an extended island, upgraded cabinetry, premium stainless steel appliances, and upgraded interior doors throughout. A private, fully enclosed office on the main floor provides the perfect work-from-home space. Upstairs, the home offers a spacious bonus room, four generously sized bedrooms, and two and a half bathrooms. The primary retreat serves as a true sanctuary with a spa-like five-piece ensuite and a large walk-in closet designed for comfort and privacy. A fully legal basement suite adds exceptional value, featuring a separate entrance, its own municipal address, separate gas and electrical meters, a dedicated furnace, in-suite laundry, a full kitchen, two bedrooms, and a full bathroom. The basement suite is currently tenant-occupied, generating \$2,000 per month including gas and electricity, making it ideal for investors or multi-generational living. Additional highlights include a double attached garage, keyless entry, smart home technology, two Sonos 6.5-inch in-ceiling speakers, a Lorex 4K security camera system with live monitoring, and upgraded kitchen finishes. The large pie-shaped backyard offers over 600 square metres of outdoor space, providing a blank canvas for future landscaping or outdoor entertaining. Located in a growing southwest Calgary community, this impressive property delivers luxury, income potential, and modern design in one

exceptional home. This is a rare opportunity to own a move-in-ready residence in Belmont SW