



GRASSROOTS
REALTY GROUP

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43 Belvedere Point SE
Calgary, Alberta

MLS # A2280047



\$714,888

Division:	Belvedere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,069 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 82
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Quartz Counters		

Inclusions: N/A

Welcome to this BRAND NEW, NEVER OCCUPIED STUNNING, MODERN 2 STOREY HOME located in the HIGHLY DESIRABLE COMMUNITY of BELVEDERE! This IMMACULATE PROPERTY offers 3 SPACIOUS BEDROOMS and 2.5 BATHROOMS, perfect for families seeking both STYLE AND COMFORT. Step inside to discover a BRIGHT and OPEN-CONCEPT MAIN FLOOR featuring a CONTEMPORARY KITCHEN with MODERN CABINETRY, QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, a LARGE CENTRAL ISLAND with an UNDERMOUNT SINK, and a WALK-IN PANTRY for added convenience. The kitchen flows seamlessly into the dining area and living room, enhanced by LARGE WINDOWS that bring in an ABUNDANCE OF NATURAL LIGHT — perfect for ENTERTAINING or RELAXING with FAMILY. Upstairs, the PRIVATE PRIMARY RETREAT features LARGE WINDOWS, a WALK-IN CLOSET, and a SPA-INSPIRED 5-PIECE ENSUITE. TWO ADDITIONAL BEDROOMS offer plenty of space for children, guests, or a home office, complemented by a MODERN 4-PIECE MAIN BATHROOM. Enjoy the spacious BONUS FAMILY ROOM — ideal for movie nights, a play area or a SECOND LOUNGE SPACE. The exterior boasts MODERN curb appeal with a DOUBLE ATTACHED GARAGE. Located in a VIBRANT, FAMILY-FRIENDLY COMMUNITY, this home is just minutes from schools, parking, shopping, transit, and EAST HILLS SHOPPING CENTRE (Costco, Walmart, Cineplex and more). With EASY ACCESS to STONEY TRAIL and DOWNTOWN CALGARY, this is a PRIME LOCATION you don’t want to miss! BOOK YOUR PRIVATE SHOWING TODAY and make this EXCEPTIONAL HOME yours!

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