



**247 Belmont Heath SW
Calgary, Alberta**

MLS # A2283595



\$664,900

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|------------------|--|---------------|------------------|
| Division: | Belmont | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,569 sq.ft. | Age: | 2021 (5 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance L | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: Floating shelves in bsmt bedroom & main bsmt living area, 3 raised planter boxes

Welcome to 247 Belmont Heath SW - a beautifully kept move-in ready home with an attached garage, backing onto a green space and walking path! Featuring 2 living areas, 4 bedrooms, 3.5 bathrooms, a flex space and over 2,000 square feet of thoughtfully designed living space, this home is perfect for a family with plenty of space to grow! Resilient vinyl plank flooring flows throughout the main living area - perfect for children and pets. The timeless kitchen features grey shaker cabinets, a large central island with additional seating, quartz countertops and a suite of stainless steel appliances including a chimney hood fan and built-in microwave. The kitchen opens to both the living and dining areas, making it the perfect space to entertain. The expansive great room, spanning over 16'x13' is just off of the dining area - with a wall of windows and patio doors leading to the backyard and providing endless natural light all year long. The main level is complete with a 2 pc powder room. The upper level has a central den/flex space that divides the primary suite from secondary bedrooms for optimal privacy and offers the perfect home office space or children's play area. The large primary suite is complete with a 4 pc ensuite with dual sinks and a walk-in shower, as well as a large walk-in closet. Two more bedrooms, a full bathroom and oversized closet provide ample storage space and make this the perfect family home. The professionally developed lower level has a large living area, a fourth bedroom and a full bathroom - all in addition to the laundry space and two storage rooms. Completing the home is an insulated and drywalled attached garage that will keep your vehicle and valuables safe all year long. The beautiful backyard has been professionally landscaping with low-maintenance in mind,

featuring a large deck that overlooks the rock and turf (artificial grass) backyard. The backyard opens to a green space and walking path - maximizing privacy and openness to be enjoyed all summer long. If the summer heat is too much, the central A/C will keep you cool all summer long. With quick access to nearby amenities and major commuting routes, this is the perfect detached family home in the new community of Belmont! *Virtual tour available upon request.