



**175 Belvedere Crescent SE
Calgary, Alberta**

MLS # A2285094



\$679,900

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| Division: | Belvedere | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,926 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Alley Access, Parking Pad | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Front Yard, Landscaped, Pie Shaped Lot, Zero Lot Line | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cement Fiber Board, Other, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance | | |

Inclusions: None

1,927 SQ.FT. | 4-BED | 3-BATH | SPICE KITCHEN | SIDE ENTRANCE | 9' BASEMENT | BONUS ROOM | LARGE PIE SHAPED LOT | Step into this modern & versatile new home by Crystal Creek Homes. Offering an open-concept main floor with 9' ceilings, its sleek kitchen features quartz countertops, a large island, and a SPICE KITCHEN with a GAS RANGE and sink. A spacious great room with an electric FIREPLACE adds to the welcoming atmosphere. The main floor also includes a bedroom and a full bathroom, perfect for guests or multi-generational living. Upstairs, you'll find a BONUS ROOM, 3 bedrooms, each with walk-in closets, a main bath, and convenient UPPER-FLOOR LAUNDRY. The primary bedroom offers a luxurious 5-piece ensuite. Set on a large pie-shaped lot, the home features a durable HARDIE BOARD EXTERIOR and a REAR DECK for outdoor living. The 9' BASEMENT and SEPARATE SIDE ENTRANCE provides future legal suite potential (subject to approval and permitting by the City). Located near East Hills Shopping Centre, with quick access to Stoney Trail and a short drive downtown. This home has everything you need! Book your showing today before it's gone.