



**162 Belmont Crescent SW  
Calgary, Alberta**

**MLS # A2288451**



**\$775,000**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,016 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** Curtain Rods, Blinds, TV Mounts, AC + HRV, Rail with hooks in kitchen, Coats Hooks in Pantry and Bathroom Doors

Why buy brand new when you can have "like new" with all the extras already complete? With over 2,800 sq ft of professionally developed living space, including a builder-finished basement, this home offers the upgrades and finishing touches many new builds simply don't include. Landscaping worth over \$10,000 is already done, the air conditioning is installed, and appliances like the washer and dryer are included — no upgrade fees, no post-possession expenses, no waiting. Inside, the thoughtful layout begins with a bright front office, convenient half bath, and a mudroom that leads through a walk-through pantry into a beautiful kitchen featuring quartz countertops, a gas stove, and a large island. The show-stopping open-to-below design is anchored by massive south-facing windows with motorized blinds that flood the home with natural light while offering effortless privacy and light control, creating an airy, elevated feel throughout the main living space. Upstairs offers a spacious bonus room with a feature wall, two well-sized bedrooms, a full bathroom, and a primary retreat where the bedroom flows into a private ensuite with a tile shower and soaker tub, continuing through to a walk-through closet and directly into the laundry room. The fully finished basement, completed by the builder to match the home's quality and finishes, includes a large open rec space, an additional bedroom, and full bathroom. The mechanical room features a water softener, which is included. Outside, enjoy tasteful landscaping, a stone patio, and direct access to a walking path with a sunny south-facing backyard. Move-in ready, beautifully maintained, and finished from top to bottom — this is the smart alternative to starting from scratch. Reach out to your favourite realtor for a viewing.