



**44 Belmont Heath SW
Calgary, Alberta**

MLS # A2291335



\$775,000

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,013 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Cul-De-Sac, Interior Lot, Landscaped, Level, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Tankless Hot Water, Vinyl Windows, Wired for Sound		
Inclusions:	N/A		

Welcome to this beautifully maintained, thoughtfully designed home that offers modern comfort, stylish finishes, and a bright, open layout perfect for everyday living and entertaining. As you step inside, you are greeted by a bright, welcoming foyer that leads to a stunning main floor with an open, functional floor plan. Large windows throughout the living area let natural light pour in, creating a warm, inviting atmosphere. The spacious living room is centred around a modern fireplace feature wall, making it the perfect place to relax or entertain family and guests. The gorgeous chef-inspired kitchen is designed for both functionality and style, featuring stainless steel appliances, ceiling-height cabinetry, quartz countertops, a large island with seating, a built-in microwave, a beverage cooler, and ample counter space for cooking and hosting. The kitchen flows seamlessly into the spacious dining area, ideal for family meals and gatherings. A convenient main floor powder room completes this level. Upstairs, you will find three generously sized bedrooms, including a large primary bedroom with a private ensuite and walk-in closet, as well as another full bathroom and upper-floor laundry for added convenience. The fully developed basement expands the living space and includes a recreational area currently used as a theatre room, a fourth bedroom presently set up as a home gym, and a full 3-piece bathroom, making it perfect for guests or extended family. Additional highlights of this home include centralized air conditioning for year-round comfort and high-performance triple-glazed windows that enhance energy efficiency and keep the home quiet and comfortable. Outside, the property features a double attached garage and a well-maintained lot, completing this exceptional home that blends modern design,

comfort, and functionality. This move-in-ready home offers space, style, and comfort for the whole family. Call today to book a private viewing.