



**88 Belmont Villas W
Calgary, Alberta**

MLS # A2291983



\$584,999

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,229 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Asphalt, Double Garage Detached, Garage Do		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Residential - Low Density
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island		

Inclusions: Workbench In garage is included

Welcome to this 2023 modern home, where thoughtful design meets timeless craftsmanship. From the moment you step inside, you'll notice the rich custom walnut detailing throughout—adding warmth, sophistication, and a truly elevated feel to every space. Durable and stylish LVP flooring runs throughout the entire home, offering a seamless look with easy maintenance. This beautifully laid-out home features 3 spacious bedrooms and 2.5 bathrooms, perfect for families or those who love to entertain. The main floor offers a unique and functional separation between the kitchen and great room, creating distinct spaces for cooking, gathering, and relaxing. The kitchen is designed with both style and practicality in mind, while the great room provides a comfortable, inviting atmosphere. Upstairs, the primary bedroom is a private retreat, complemented by two additional well-sized bedrooms and a full bathroom. Stay comfortable year-round with the added benefit of central air conditioning. Step outside to your own private backyard oasis—ideal for summer evenings, entertaining, or simply unwinding in peace. The oversized detached garage is fully insulated and thoughtfully set up for a workshop, complete with upgraded electrical and a dedicated subpanel—perfect for hobbyists, trades, or additional workspace needs. Additional highlights include a convenient side entry providing direct access to the undeveloped basement, offering incredible potential for future development, a suite, or customized living space to suit your needs. This home perfectly blends modern design finishes, everyday comfort, and future opportunity—an exceptional find you won't want to miss.