



**124 Belmont Boulevard SW**  
**Calgary, Alberta**

**MLS # A2294415**



**\$645,000**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,553 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<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>	Granite Counters, Kitchen Island		

**Inclusions:** none

Looking for a home with a fully developed basement and a detached garage? This beautifully maintained property, built in 2021 by Jayman Homes, is located in the vibrant and growing SW community of Belmont and offers a perfect blend of comfort, style, and functionality. Just off the front entrance, you're welcomed into an open-concept main floor featuring a bright front living room that seamlessly flows into the dining area and a thoughtfully designed U-shaped kitchen, complete with a built-in microwave and an abundance of cabinetry for all your storage needs. Step outside to find a spacious 22' x 22' detached garage, providing ample room for two vehicles and additional storage. Upstairs, you'll find three well-appointed bedrooms, including a generous primary retreat with a walk-in closet and a private 3-piece ensuite. The fully developed basement expands your living space with a large recreation room, a 4-piece bathroom, a sizable fourth bedroom, and additional storage. This home also has solar panels to help reduce your electricity bill. As Belmont continues to evolve, residents will enjoy upcoming amenities such as a recreation center, library, schools, and a future transit hub with LRT access, enhancing everyday convenience. Ideally situated with quick access to Macleod Trail and Stoney Trail, along with nearby pathways and major routes, this quiet and well-connected community offers the perfect balance of accessibility and peaceful suburban living.