



**34 Belvedere Green SE
Calgary, Alberta**

MLS # A2299346



\$909,900

Division:	Belvedere		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,689 sq.ft.	Age:	2024 (2 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		
Inclusions:	N/A		

BACKING ONTO GREEN SPACE!! OVERSIZED HEATED DOUBLE ATTACHED GARAGE!! CITY SKYLINE VIEWS FROM THIRD-FLOOR BALCONY!! EXTENDED CONCRETE DRIVEWAY!! FULLY LANDSCAPED & FENCED!! IRRIGATION SYSTEM!! 5 BEDROOMS!! 3.5 BATHS!! 2688+ SQFT OF LIVING SPACE!! Beautifully maintained and thoughtfully upgraded, this home in Belvedere offers a perfect blend of space, comfort, and modern features. The main floor features an open-concept layout with a bright living area, spacious dining, and a well-appointed kitchen complete with a central island, pantry, and direct access to the COMPOSITE DECK. The deck area has been enhanced with a fully enclosed and stained lower section, adding both function and a clean finished look. A 2-piece bath completes this level. Upstairs, you will find 4 well-sized bedrooms, 2 full bathrooms, and convenient upper-floor laundry. The PRIMARY BEDROOM features a walk-in closet and a 4-piece ensuite with DOUBLE VANITY. All bedrooms include BLACKOUT BLINDS, while the main floor is upgraded with REMOTE-CONTROLLED ZEBRA BLINDS for added comfort and privacy. The top level offers a versatile bonus area, a full bathroom, and a 5th bedroom (currently used as an office). Step out onto the PRIVATE BALCONY and enjoy stunning CITY SKYLINE VIEWS — including seasonal fireworks during Stampede and GlobalFest. The loft patio has also been professionally stained, enhancing durability and aesthetics. This property is fully landscaped and fenced, complete with a LOCKING GATE, irrigation system (WiFi-controlled), and a beautifully finished side pathway. Additional upgrades include WINDOW WELL COVERS, PERMANENT EXTERIOR LED LIGHTING (app-controlled with multiple colour modes), CENTRAL A/C, and built-in GARAGE

SHELVING. Backing directly onto green space and located just minutes from a future school site, this home combines location, upgrades, and lifestyle in one exceptional offering. **RARE OPPORTUNITY IN BELVEDERE WITH PREMIUM UPGRADES, VIEWS, AND GREEN SPACE BACKING!!**