



**132 Belvedere Drive SE
Calgary, Alberta**

MLS # A2133228



\$979,900

Division:	Belvedere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,749 sq.ft.	Age:	2021 (3 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1s
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: Garage door opener

2749SqFt | 4-Bedrooms | 3-Bathrooms | Open Floor Plan | Custom Finishings | 9' Ceilings | Upper Level Bonus Room | Vaulted Ceilings | Walk-out Basement | Double Attached Garage. This flawless masterpiece has been created with perfection and exceptional craftsmanship. This walk-out 2-storey is a perfect blend of luxury and functionality featuring a wide range of upgrades such as maple railings with black spindles on the stairs, 9' ceilings on all 3 levels, motorized blinds, custom light fixtures, black plumbing fixtures, floating vanities, California closet built-ins, custom cabinet handles, 45+ pot lights, feature wall with custom design, Lux doors and windows (exterior), 8' tall interior and exterior doors on the main, central vacuum, central AC, Zone heating system and Google thermostat. Double attached garage comes with a heater and side mount garage opener. Perfectly laid out main floor has a bedroom with a closet, a 4pc bathroom and a walk-through pantry attached to both the kitchen and the mudroom to the garage. Durable wider plank vinyl flooring runs throughout the main floor while 60oz two-tone carpet covers upstairs. Stylish kitchen is embellished with quartz counter tops, quartz back splash, gas stove, custom oversized island, 2-tone cabinets and custom wood work on pantry door and wall. The living room boasts a 100" wide electric fireplace and built-ins above it. Enjoy outdoor entertaining on this maintenance-free vinyl deck surrounded by glass railing and frosted privacy glass on both sides. The upper level features 3 bedrooms, two full bathrooms, a bonus room & a laundry room. The master retreat showcases a luxurious 5pc ensuite with dual vanities, custom shower with 10mm glass, freestanding tub with standing gold-coloured faucet. This level further has an open and spacious bonus room that features beamed vaulted ceilings with black and gold

design in the background. Two additional bedrooms with walk-in closets, a 4pc bathroom and laundry room complete this level. The walk-out basement is unspoiled but has oversized windows, 9' ceilings and rough-in done for a 4pc bathroom. Hurry and book a showing to fall in love with your new home!.Walk to East Hill Shopping centre with Wal-Mart, Costco, Dollarama, Stapples, Major Banks and restaurants, very easy access to stoney trail.