



**GRASSROOTS**  
REALTY GROUP

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**220 Belvedere Drive SE  
Calgary, Alberta**

**MLS # A2135926**



**\$879,900**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Storey		
<b>Size:</b>	2,653 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1s
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting		
<b>Inclusions:</b>	N/A		

**\*\*LOW 2.99% MORTGAGE RATE OFFERED BY BUILDER\*\* 3-STOREY | 5-BED | 3.5-BATH | 2,639 sq.ft. | WALKOUT BACKING ONTO NATURAL RESERVE | SEPARATE REAR ENTRANCE | IMMEDIATE POSSESSION\*\*\*** Elevate your living with this 3-storey NEW BUILD by Crystal Creek Homes, situated on a walkout lot backing onto an environmental reserve. Featuring 5 BEDROOMS and 3.5 baths, this home is designed for modern comfort. Step into a spacious, sunlit home with 9-foot ceilings and an open layout ideal for family gatherings. The kitchen boasts tall cabinets, sleek quartz countertops, stainless steel appliances (including GAS RANGE), and a large walkthrough pantry. It connects directly to a PRIVATE DECK, perfect for BBQs and outdoor dining. The dining room boasts designer lighting, while the adjacent great room offers a cozy FIREPLACE. Plus, there's an OVERSIZED GARAGE for a workshop or extra storage. Upstairs, the primary suite is a true retreat WITH AN AMAZING VIEW and has a luxurious ensuite bath and large walk-in closet. Three more bedrooms, a stylish main bath, and upper-floor laundry complete the second level. The THIRD FLOOR offers an additional bedroom with a full bath, ideal for guests or a home office. Plus, there's a BONUS ROOM for more relaxation and entertainment. The third-level bedroom features a BALCONY, offering a peaceful spot to unwind. Downstairs, The WALKOUT BASEMENT opens up to the serene beauty of the environmental reserve and presents an opportunity to create a legal basement suite. Rest easy knowing your investment is protected by The Alberta New Home Warranty Program. Accessible via Stoney Trail, and located near schools, parks, Costco, Cineplex, and the endless amenities of East Hills Plaza, convenience meets comfort here. Don't miss

out&mdash;schedule your viewing today! (Disclaimer: 2.99% MORTGAGE RATE arranged by the builder. Listing Agents are not mortgage brokers)