



**89 Belvedere Drive SE  
Calgary, Alberta**

**MLS # A2161791**



**\$735,000**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,055 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Exhaust Fan, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 72
<b>Basement:</b>	See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Chandelier, Granite Counters		

**Inclusions:** None

Stunning brand new house, 3 bed 2 &frac12; bath in the sought after community of Belvedere. This beautiful property has over 2,000 square feet of refined living space. As soon as you enter the property, you will be greeted by nice foyer area and a flex room area which can be converted to an office space. The main floor has an open floor plan, great size living, dining and kitchen area. From the garage, you enter to the mudroom area and walk-through pantry then the kitchen, excellent functional floor plan. The kitchen appliances have been upgraded to a chimney hood fan, gas stove and Quartz, countertops. From the main floor you take the stairs to the second floor, where you have a spacious bonus room which can be a great place for a family gathering and relaxation. Also a 3 bedrooms, 2 bathrooms and a laundry room equipped with side by side washer and dryer. The thoughtfully incorporated floor plan ensures both functionality and style. This property comes with separate side entrance to the basement. The unfinished basement offers you the opportunity for customization and personalization to suit your unique preferences and needs. The basement is equipped with laundry roughed in for a washer and dryer, also 3 Pc for future bathroom. This property is a walking distance to many shopping outlets and restaurants. Don't miss the chance to call this exceptional property home.