



**112 Belvedere Drive SE  
Calgary, Alberta**

**MLS # A2175870**



**\$899,000**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,432 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** None

This outstanding single-family home in Belvedere features 6 bedrooms, 4.5 bathrooms, and more than 2,400 square feet of living space. It is situated on a walk-out lot that backs onto green space. Everything is in this house. Luxurious vinyl plank flooring, nine-foot ceilings, and an open concept layout characterize the main floor. The gourmet kitchen features tall cabinets, granite countertops, stainless steel appliances, including a built-in microwave and a chimney-style hood fan. The living room and family space are more than sufficient to keep your visitors entertained, and the SPICE KITCHEN adds functionality. There are four bedrooms on the upper floor, including two main bedrooms. Each bedroom has a large walk-in closet and an opulent ensuite bathroom. Conveniently, the two extra bedrooms share a complete bathroom and are tastefully furnished. Downstairs, you will find a complete legal suite with two bedrooms, a fully equipped kitchen, a bathroom, and a storage space—all of which are ideal for rental revenue. East Hills Shopping Centre, which has Costco, Walmart, Starbucks, Home Sense, and other stores, is only a 5-minute walk away. It is a fantastic location that strikes the ideal balance between convenience and lifestyle, with exceptional walkability and access to daily services. Owning a walkout house in Belvedere that backs onto the serene serenity of an environmental reserve is a unique opportunity. Do not miss this opportunity; reserve your spot in our unique community right now! This one will not last, so move fast.