



**826 Belmont Drive
Calgary, Alberta**

MLS # A2183924



\$509,900

Division:	Belmont		
Type:	Residential/Five Plus		
Style:	2 and Half Storey		
Size:	1,529 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 260
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Discover this beautifully designed end unit nestled in a quiet complex within the master-planned community of Belmont. Stay protected from the elements with an oversized insulated and drywalled double attached tandem garage with an accompanying driveway. Step inside to an entrance level that leads you to a main floor flooded with natural light, featuring vinyl plank flooring, a neutral color palette, and clear sightlines that promote seamless conversations. The inviting living room is framed by an oversized window showcasing breathtaking prairie sky views. Enjoy peaceful morning coffees, summer barbecues, and lazy weekends on your fantastic balcony. The dining room, adorned with designer lighting, creates a casually elegant gathering space, while the stunning kitchen inspires culinary creativity. It features quartz countertops, stainless steel appliances, two-tone cabinetry, a peninsula island with seating, gorgeous herringbone backsplash, and a spacious walk-in pantry for extra storage. A convenient powder room completes the main level. Retreat to the upper-level primary oasis, complete with a large walk-in closet and a private ensuite, creating a true owner's sanctuary. Both additional bedrooms are spacious and bright, sharing a well-appointed 4-piece bathroom. Located in this family-oriented community, you'll be surrounded by the scenic southern Alberta foothills, inclusive playgrounds, and miles of pathways. Future amenities include a City of Calgary Recreation Centre, a library, two schools, and a future LRT stop. You're just minutes away from Spruce Meadows, Sirocco Golf Club, Fish Creek Park, Sikome Lake, and the extensive amenities in nearby Silverado, Shawnessy, Walden, and Legacy. Don't miss this incredible opportunity to own in an up-and-coming neighborhood where you and your family will find unwavering

support as you navigate the different stages of life in Belmont!