



GRASSROOTS
REALTY GROUP

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116 Belvedere Drive SE
Calgary, Alberta

MLS # A2191797



\$899,000

Division:	Belvedere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,387 sq.ft.	Age:	2021 (4 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Mixed, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	NA		

This elegant home, situated in the highly desirable community of Belvedere, is built on a premium walkout/sunshine lot backing onto a serene pond and walking path. Offering six bedrooms, an office, four full bathrooms, a spacious bonus room, and a double attached garage, this stunning residence is designed for both luxury and comfort. The main floor features an open-concept design that welcomes abundant natural light. Highlights include 9-ft ceilings, a spacious living area, a full bathroom, a gourmet kitchen with a gas range, a built-in microwave, an upgraded refrigerator with a touch panel screen, and a large pantry. The separate office can easily be converted into an additional bedroom. Premium finishes include luxury vinyl plank flooring, quartz countertops, and stainless steel appliances. A/C rough-ins are also included. The upper level boasts four generous bedrooms, a huge family room, a laundry room, and two full bathrooms and main level has one full bathroom. Beautiful wallpapers and artistic wall décor enhance the home's charm. The fully finished walkout basement features a legal two-bedroom with a private entrance, backing directly onto the picturesque pond and wetland. The basement is currently rented, providing an excellent income opportunity. Conveniently located within walking distance of a major shopping plaza, including Costco, banks, restaurants, and a Cineplex, this home offers easy access to all amenities. It is just one minute from major highways and seven minutes from Chestermere Lake, with a bus stop nearby. Experience luxury living in a tranquil setting, where every detail is thoughtfully designed for comfort and elegance.