



**GRASSROOTS**  
REALTY GROUP

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**47 Belvedere Point SE**  
**Calgary, Alberta**

**MLS # A2199999**



**\$739,900**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,130 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 82
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance		

**Inclusions:** n/a

Welcome to this BEAUTIFUL, BRAND NEW, NEVER OCCUPIED, 2 STOREY HOME in the sought after community of Belvedere. The home offers over 2,130 sq.ft of refined living space, situated in peaceful neighbourhood, with a blend of modern style and functionality. The BRIGHT and OPEN CONCEPT MAIN FLOOR features a well-equipped kitchen with PREMIUM STAINLESS STEEL APPLIANCES, QUARTZ COUNTERTOPS, AND TILE BACKSPLASH. Adjacent to the kitchen, the spacious dining room and living area features LARGE WINDOWS, creating a BRIGHT and INVITING SPACE. The main floor also features a DEN, 2-piece bathroom, and a convenient LAUNDRY ROOM to complete this level. Moving upstairs, you'll discover the PRIMARY SUITE which includes a walk-in closet and a spa like 5-piece ensuite. TWO ADDITIONAL ROOMS, a 4-piece bathroom, and a versatile FAMILY ROOM provide ample space for COMFORT AND RELAXATION. Additional features include an oversized double garage, vinyl plank flooring, and MODERN FINISHES all throughout the home. The home is situated next to all of YOUR FAVOURITE AMENITIES, being within close proximity to the East Hills Shopping Centre - Costco, Walmart, Cineplex Cinemas, and much more! With easy access to Stoney Trail, and central access to Downtown Calgary, and the Calgary International Airport, this home is in a PRIME LOCATION! Schedule your private showing today!