



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

25 Belmont Green SW
Calgary, Alberta

MLS # A2200152



\$865,000

| | | | |
|------------------|---|---------------|------------------|
| Division: | Belmont | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,073 sq.ft. | Age: | 2023 (2 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Front Drive, Garage Door Opener, Insulated, Private | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Rectangular Lot | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Appliances located in the basement: Refrigerator, electrical stove, stacked washer/dryer, dishwasher

"Two bedroom Legal Basement Suite — perfect as a mortgage helper or rental income! Nestled in the highly sought-after community of Belmont, this exquisite home is a true masterpiece, showcasing an abundance of exceptional upgrades. Spanning nearly 2,900 square feet of thoughtfully designed living space, it boasts an open-concept layout that is both modern and inviting. Bathed in natural light from an abundance of windows, this residence features five generously sized bedrooms, four luxurious bathrooms, and a double attached garage, offering ample room for the entire family. The chef-inspired kitchen is a true highlight, featuring expansive quartz countertops, elegant white cabinetry, a stylish chimney-style hood fan, a spacious pantry and top-tier stainless steel appliances. Throughout the home, you'll find durable luxury vinyl plank flooring, complemented by an electric fireplace to create a cozy atmosphere. The grand backyard is perfect for entertaining, complete with a deck, new fence and a gas line for your BBQ. Additionally, the insulated garage comes equipped with an electric charger. The fully legal basement suite offers its own private side entry, two comfortable bedrooms, a full bathroom, and separate laundry facilities—ideal for extended family or as a potential rental opportunity. Whether you're an investor seeking a promising property or a family looking for a mortgage helper, this home is the perfect fit. Further adding to its appeal, this home is protected by both the builder's and Alberta New Home Warranty, ensuring peace of mind for years to come. Perfectly located just moments from shopping, public transit, the Somerset C-Train station, dining, and so much more, this home effortlessly blends convenience with luxury.

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