

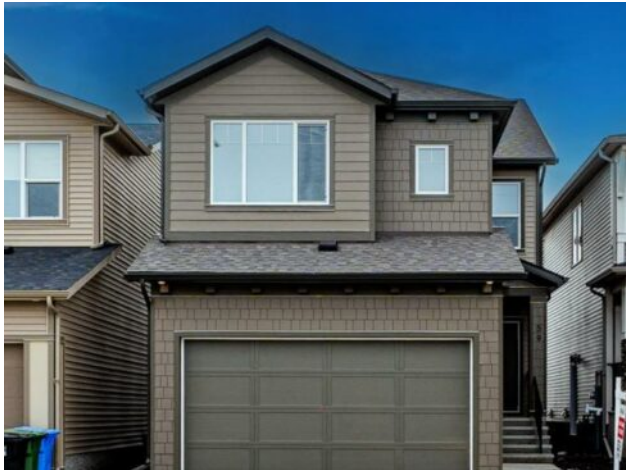


**GRASSROOTS**  
REALTY GROUP

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**59 Belvedere Green SE**  
**Calgary, Alberta**

**MLS # A2200157**



**\$759,900**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,067 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Separate Entrance, Storage		

**Inclusions:** N/A

MOVE-IN-READY || IDEAL LOCATION || Welcome to this irresistible Brand-New home in the heart of most desired community of Belvedere. This home embodies modern living with thoughtful design elements catering to diverse lifestyles. Main floor offers a flex room which can also be used as an office for work at home professionals or can be converted into a bedroom. A beautiful kitchen, with modern appliances, ample storage, and sleek countertops. A large living room and dining area offers comfort and space for entertainment. The upper level offers a master bedroom featuring a luxurious ensuite and walk-in closet and two additional generously sized bedrooms complement the upper level. The basement offers separate entrance for future development. Situated right next to East Hills which offers easy access to Stoney Trail, providing convenience for commuting and accessibility. Few steps away is the famous East Hills Shopping Center with multiple restaurants, Walmart , Costco , Cineplex Odeon, Walk-in clinic, playgrounds, parks, and many other upcoming features of Belvedere community. Be the proud owner of this idyllic and marvelous house!!!!