

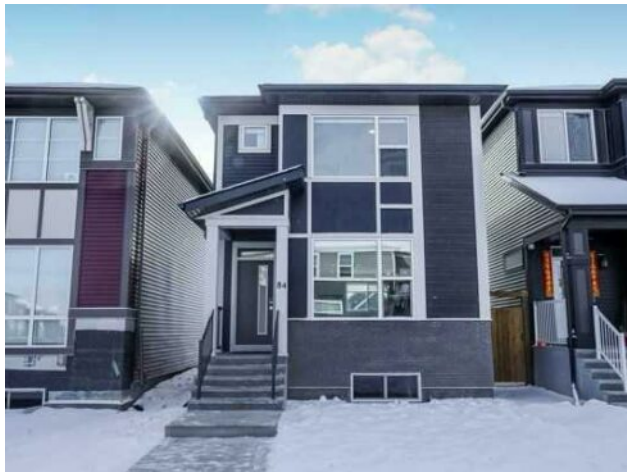


GRASSROOTS
REALTY GROUP

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84 Belmont Green SW
Calgary, Alberta

MLS # A2205173



\$674,900

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,446 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Other, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: N/A

Step into a lifestyle of comfort and innovation at 84 Belmont Green BUILT BY JAYMAN! This charming, recently built home is a true standout, offering a suite of eco-friendly features that make it a high performer in energy efficiency. Imagine having 10 solar panels, Built Green standard energy efficiency, UV-C light purification, and an optimized furnace with Merv 13 filters and an HRV unit—all designed to keep your utility bills low while maintaining a healthy living environment. Plus, enjoy the convenience of a Navien tankless hot water heater and air conditioning rough-in. This thoughtfully designed 2-storey laned home features 3 spacious bedrooms, 2.5 baths, and a fully developed secondary LEGAL Basement suite—perfect for guests or generating rental income! The main floor welcomes you with an expansive open layout that's ideal for everyday living and entertaining. The gourmet kitchen is a chef's dream, showcasing a gorgeous center island and top-of-the-line stainless-steel appliances. You'll love the Whirlpool French Door Refrigerator with built-in icemaker, electric range, Panasonic microwave, and a stylish Broan cabinet hood fan. Natural light pours in through large triple-pane windows, illuminating the dining and living areas and creating a warm, inviting atmosphere. Completing the main level are a roomy pantry, a convenient half bath, and a charming mudroom leading to the backyard. With ample space to build your future detached double-car garage and craft your dream lawn (subject to city permits), the possibilities are endless! Head upstairs to discover 3 beautifully appointed bedrooms, 2 full bathrooms, a laundry room, and a linen closet. The primary bedroom is a true retreat, featuring a large walk-in closet and a 3-piece ensuite with an upgraded walk-in shower—perfect for unwinding after a long day. But wait,

there's more! The Legal Basement Suite is tastefully finished, boasting 9-foot ceilings, quartz countertops, and a dedicated side entry. Complete with stainless-steel appliances, including an electric range, fridge, dishwasher, microwave, plus its own washer and dryer, this suite is both functional and stylish, offering excellent earning potential. Located just minutes from Holy Child K-9 School, Somerset-Bridlewood train station, Stoney Trail highway, and a wealth of amenities, this home truly embodies the lifestyle you and your family deserve. Don't wait—come experience the exceptional living at 84 Belmont Green today!