



**216 Belmont Green SW
Calgary, Alberta**

MLS # A2206422



\$669,900

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,490 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: garage door opener and 1 remote, all window coverings

Welcome to Belmont Green! This Jayman built home is located on one of the largest corner lots in the community (3810 sq. ft.) and is situated on a quiet street. The main level has an open floorplan featuring a large living room, dining room and a chef dream kitchen. The kitchen has an abundance of white cabinets, gorgeous granite counters, stainless appliances, central island with seating and a pantry. The powder room and mud room complete this level. Upstairs is the primary bedroom with walk-in closet and 4 piece ensuite, 2 more good sized bedrooms, main bath and laundry room. There is a separate side entrance with access to the unspoiled basement that has 9 ft ceilings and offers great potential for future development. There is a oversized double detached garage (24'x24') just off the alley leaving plenty of yard to enjoy. Some of the other features in this great family home are triple pane windows, solar panels, and all bathrooms have quartz counters. The community of Belmont future proposed plans are to include a Recreation Centre, library, schools and transit centre with a LRT stop on the east side of the community. Don't miss out on this amazing home!