



**GRASSROOTS**  
REALTY GROUP

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**53 BELVEDERE Terrace SE**  
**Calgary, Alberta**

**MLS # A2208405**



**\$719,999**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,825 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Concrete Driveway, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Central, ENERGY STAR Qualified Equipment, Fireplace(s), Hot Water, Humidity Control, Natural Gas		
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RC-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Vinyl Windows		

**Inclusions:** n/a

**\*\* Legal 1 Bedroom Basement Suite & Main Floor Full Bed & Bath\*\*** Stunning Family Home | Immaculate Condition | 1,815 SqFt | 4 full bed and 3 Full Bath plus 1 bed legal basement suite with Den Room. Upgraded Finishes | Quartz Countertops | Stainless Steel Appliances | Kitchen Island with Barstool Seating | Pantry | Wide Plank LVP Flooring | Recessed Lighting | Large Windows | Open Concept Living Space | 3 Spacious Upper Level Bedrooms | Bonus Room | Upper Hall Laundry | Separate Entry to Legal Basement Suite | Open Floor Plan | Basement Laundry | Great Backyard | Rear Parking | Alley Access. Welcome to your stunning 2-storey family home boasting 1,815 SqFt throughout the main and upper levels with an additional 823 SqFt in the legal basement suite. Pull up to a home with curb appeal, the smooth grey siding and a front door with a pop of colour! The front door opens to a foyer with closet storage and views of the open floor plan main level. Large windows frame this home allowing incredible natural light to fill the space. The seamless transition between the living, kitchen and dining rooms makes this a great home for hosting friends. The central kitchen is outfitted with quartz countertops, stainless steel appliances, ample cupboard storage and a pantry for dry goods. The centre island has space for barstool seating to enjoy small meals. The dining room with a large window. At the rear of the home is a 3pc bathroom and full bedroom with a mudroom with a door that leads to the backyard and provides you with easy access to the rear parking pad. Upstairs, you'll find three generously sized bedrooms, 2 bathrooms, a bonus room and laundry. The plush carpet flooring enhances the cozy feel, while the two luxurious four-piece bathrooms. The upper level hall laundry is a smart design as it doesn't take away from any of your enjoyable living

space. Downstairs, the legal 1 bedroom basement suite has a separate entrance and separate laundry! The basement living space has an open floor plan kitchen and rec room which allows for a flexible living area. The kitchen is finished with incredible cabinet storage, stainless steel appliances and quartz countertops. The basement bedroom is a great size and the 4pc bath has a tub/shower combo. Your laundry area is outfitted with a washer/dryer set. Outside the backyard is a blank space which allows you to choose a dedicated outdoor dining or lawn space. Don't forget about all the amenities nearby! Belvedere is full of walking paths, parks, playgrounds and shopping. Hurry and book your showing at this incredible home today!