



GRASSROOTS
REALTY GROUP

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55 Belmont Heath SW
Calgary, Alberta

MLS # A2209349



\$770,000

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,140 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Few Trees, Level, Rectangular Lot, See Remarks		

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

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Walk-In Closet(s)

Inclusions: All blinds, garage remotes x 2, Security hardware (Cameras, doorbell, Doors and window sensors, garage overhead door opener for app) from Telus but it is not hooked up

Welcome to this EXCEPTIONAL fully developed Trico built 4 bed/3.5 bath family home in the desirable SW community of Belmont, featuring numerous thoughtful upgrades throughout. Walking into the welcoming large foyer, you'll immediately be impressed by the 9' ceilings, luxury vinyl plank flooring and the sunlight flooding into the open concept main floor. The spacious kitchen features a large rectangular island, two tone white & navy cabinetry, quartz countertops, built in pantry, 5 burner gas range, and built in microwave, ideal for the gourmet in the family. The generous dining area (which can easily seat 6-8 ppl) and comfortable living room make this ideal for entertaining family & friends. The large sunny windows overlook the extra deep south facing backyard, which features a large deck with plenty of room for both dining & lounging & BBQ gas line, perfect for al fresco dinners on warm evenings, and plenty of grass for both kids & fur babies alike to play. A 2 pc powder room completes the main floor. The double attached garage is extra deep and can fit a full size pickup & car side by side, so no more snow clearing on cold winter mornings. Upstairs you'll find a great bonus room w/tray ceiling & sunny transom window, perfect for family movie nights. The generous primary suite features large windows, a good sized walk in closet and serene 5 pc ensuite with a double vanity w/quartz counter, soaker tub & HUGE walk in shower. The coveted upstairs laundry room, two additional good sized bedrooms & 4pc bath complete the upper floor. In the builder developed basement you'll find a large recreation room for the kids & a flex space, perfect for a home gym. A good sized bedroom w/walk in closet and 4 pc bath complete the lower level. Additional features include easy lift top down/bottom up cellular blinds throughout, reverse osmosis, water softener and TV cord conduits

on each level. The community of Belmont is ideal for families, with km's of walking & biking paths, an award winning playground just around the corner, skate park and is walking distance to an off leash park just over in Yorkville. Just minutes to the restaurants, shops & services in Silverado Marketplace and Township Legacy, Spruce Meadows and easy access to both MacLeod Trail & Stoney Trail, this ideal home won't last! Book your showing today!