

**264 Belmont Boulevard SW**  
**Calgary, Alberta**

**MLS # A2239910**



**\$700,000**

|                  |                                              |               |                  |
|------------------|----------------------------------------------|---------------|------------------|
| <b>Division:</b> | Belmont                                      |               |                  |
| <b>Type:</b>     | Residential/House                            |               |                  |
| <b>Style:</b>    | 2 Storey                                     |               |                  |
| <b>Size:</b>     | 1,754 sq.ft.                                 | <b>Age:</b>   | 2022 (3 yrs old) |
| <b>Beds:</b>     | 4                                            | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached                       |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                                    |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped |               |                  |

|                    |                                                                                     |                   |     |
|--------------------|-------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                             | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                      | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt                                                                             | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full                                             | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                            | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                     | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance |                   |     |

**Inclusions:** Fridge, stove, OTR microwave, washer/dryer in basement

Discover a truly exceptional home perfectly positioned across from a massive green space, offering a serene and beautiful outlook. The open-concept main floor is designed for modern living. Gleaming hardwood floors flow throughout most of the main floor, leading you to a gourmet kitchen that is a chef's dream. It features an abundance of sleek, white cabinetry with soft closing cabinets, stunning quartz countertops, a large central island, and premium stainless steel appliances. Adjacent to the kitchen, a spacious dining area and a welcoming living room provide the perfect backdrop for entertaining. A versatile front room offers a quiet retreat, ideal for a home office or a cozy sitting area. The convenient main floor is completed by a half bathroom near the back door, which leads out to a private deck, a generous yard, and a double detached garage. Upstairs, you'll find a cleverly designed layout that maximizes privacy. A bright, central bonus room separates the three well-sized bedrooms. The primary bedroom is a peaceful sanctuary, complete with a private three-piece ensuite. The two additional bedrooms are served by a full four-piece main bathroom, and a dedicated upstairs laundry room adds incredible convenience. The fully developed basement is an outstanding feature with a separate side entrance. It offers an illegal suite that includes a comfortable living room, a full kitchen, a spacious bedroom, and a four-piece bathroom, providing endless possibilities. This home's location is truly unparalleled. You're just a five-minute drive from the fantastic shops and amenities in Silverado and Walden, with easy access to Stoney Trail for a quick commute. The Shawnessy YMCA and the LRT are also close by, making city-wide travel a breeze. This is more than just a house; it's a home that combines thoughtful design with a perfect location. A brand-new shopping mall is

opening soon just behind the house, within easy walking distance. A bus stop is conveniently located just 10&ndash;15 seconds away by foot, offering quick and easy access to public transportation. Don't miss your chance to see all that it has to offer come and see it for yourself today!