

73 belmont Villas SW
Calgary, Alberta

MLS # A2214796

\$719,900

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,944 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Concrete	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows		

Inclusions: dishwasher, Washer/dryer, Microwave, Refrigerator

Open House May 31 (11-1pm) and June 1st (1-4pm). \$10,000 Price Reduction! Welcome to your future home in the vibrant and growing community of Belmont, located in the sought-after SW quadrant of Calgary! This stunning 3-bedroom, 2.5-bathroom home offers the perfect blend of comfort, space, and functionality—ideal for growing families or those who love to entertain. Step inside and be greeted by a bright and airy open-concept main floor, designed for both everyday living and effortless entertaining. The heart of the home is the spacious kitchen, which features modern cabinetry, ample counter space, and a convenient island—perfect for meal prep or casual dining. Just off the kitchen is a designated dining area, great for family dinners or hosting guests. The cozy living room provides a warm and inviting space to unwind after a long day, with room for the whole family to relax and enjoy. Upstairs, you’ll find three generously sized bedrooms, including a luxurious primary suite with its own private ensuite. The additional full bathroom ensures convenience for kids or guests. One of the standout features of this home is the massive bonus room—an incredibly versatile space that can be transformed into a family room, play area, home office, or your very own movie theatre. Whether it's a game night with friends or a quiet evening with the latest Netflix release, this bonus room is sure to become a favourite spot. The south-east facing backyard is perfect for those who love sun-drenched mornings and warm summer afternoons. It's a great space to build your dream patio, set up a garden, or let the kids run free. Looking for future potential? This home also features a separate side entrance leading to the unfinished basement, offering a blank canvas for your creative ideas. Located just minutes from Stoney Trail, this property

offers easy access to major routes, making your daily commute a breeze. Belmont is a growing neighbourhood filled with brand-new amenities, parks, schools, and pathways, making it the perfect place to set down roots. Don't miss your chance to own this exceptional home in one of Calgary's newest and most exciting communities. Book your showing today!