

69 Belmont Terrace SW  
Calgary, Alberta

MLS # A2251891

\$699,999

|           |                                                                           |        |                  |
|-----------|---------------------------------------------------------------------------|--------|------------------|
| Division: | Belmont                                                                   |        |                  |
| Type:     | Residential/House                                                         |        |                  |
| Style:    | 2 Storey                                                                  |        |                  |
| Size:     | 1,853 sq.ft.                                                              | Age:   | 2019 (6 yrs old) |
| Beds:     | 6                                                                         | Baths: | 3 full / 1 half  |
| Garage:   | Double Garage Attached                                                    |        |                  |
| Lot Size: | 0.08 Acre                                                                 |        |                  |
| Lot Feat: | Back Yard, Garden, Gazebo, Interior Lot, Landscaped, Lawn, Level, Rectang |        |                  |

|             |                                                                                                                                                                                              |            |     |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air                                                                                                                                                                                   | Water:     | -   |
| Floors:     | Carpet, Tile, Vinyl Plank                                                                                                                                                                    | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                                                                                              | Condo Fee: | -   |
| Basement:   | Finished, Full                                                                                                                                                                               | LLD:       | -   |
| Exterior:   | Brick, Composite Siding, Vinyl Siding, Wood Frame                                                                                                                                            | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                                                                                                              | Utilities: | -   |
| Features:   | Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s) |            |     |
| Inclusions: | Electric Fireplace, Hot Tub, Basketball Net                                                                                                                                                  |            |     |

BEST PRICED Detached Home with Double Attached Garage in all of Belmont by FAR! If you've been waiting for an unbelievable deal on a gorgeous, newer home.... Your wait is over. This is the ONE! Designed with families in mind, every detail of this home blends comfort, style, and functionality. Step inside to warm vinyl plank flooring that flows across the open main floor. The timeless kitchen is a chef's dream with crisp white shaker cabinets, subway tile backsplash, quartz countertops, and stainless steel appliances. A spacious walk through pantry leads directly to the mudroom and garage - perfect for busy family life. The living room is anchored by a cozy gas fireplace where memories are made, while the sunlit dining area offers views of the backyard retreat. Your SOUTH facing, sunny outdoor oasis awaits! Unwind in the hot tub, entertain on the deck, shoot hoops on the basketball court, or simply enjoy the meticulously maintained lawn. Low-maintenance front yard ensures curb appeal year round without the extra work! Upstairs, discover four generously sized bedrooms, most with walk-in closets, including a primary retreat with a private 3 piece ensuite. Larger upper level bedroom could EASILY be utilized as a bonus room, or remove one wall for a very large secondary living area! This versatile floorplan suits every families needs, whether it's 4 bedrooms you need, 3 bedrooms + an office, or 2 bedrooms and a LARGE bonus room - the possibilities here are endless! A 4 piece bathroom and a great sized laundry room complete the upper level. The fully developed lower floor features two additional bedrooms which could EASILY be reverted back to a Wide Open Recreational Area. Lower level is complete with a third full bathroom and a small den for exercise or storage. Belmont is a rapidly growing community offering convenience today and exciting plans

for tomorrow, with nearby amenities, two future school sites, and a planned community hub with a rec center and library that has already broken ground just blocks away. This home is more than a place to live—it's where your growing family will absolutely thrive. Book your private showing today!!