55 Belmont Heath SW Calgary, Alberta

Poured Concrete

Vinyl Siding, Wood Frame

Heating:

Floors:

Roof:

Basement:

Foundation:

Exterior:

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:	Garage: Double Garage Attached			
	Lot Size:	0.08 Acre			
	Lot Feat:	Lot Feat: Back Yard, Few Trees, Level, Rectangular Lot, See Remarks			
Forced Air, Natural Gas		Water:	-		
Carpet, Tile, Vinyl Plank		Sewer:	-		
Asphalt Shingle	Condo Fee: -				
Finished, Full		LLD:	-		

Zoning:

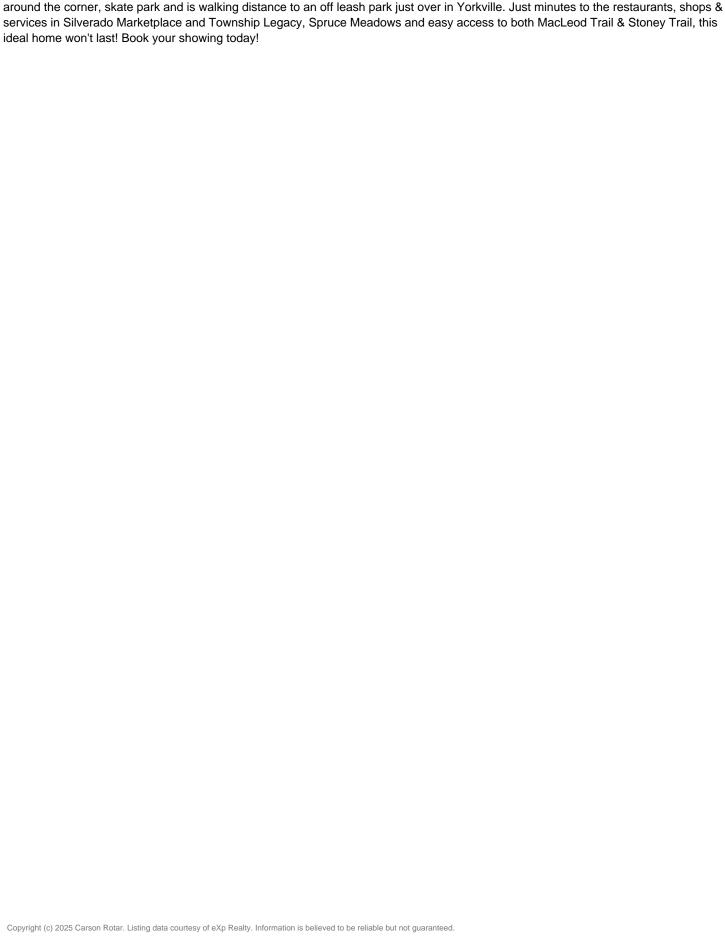
Utilities:

R-G

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 fover, 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, guartz 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