



**GRASSROOTS**

REALTY GROUP

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**132 Belvedere Drive SE  
Calgary, Alberta**

**MLS # A2290914**



**\$899,900**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,749 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heater		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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>	Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Smart Home, Vaulted Ceiling(s)		
<b>Inclusions:</b>	Motorized Blinds, Security Cameras, Ring Bell		

Welcome to this stunning luxury walk-out 2-storey home offering 2,749 SqFt of beautifully designed living space, combining modern elegance with everyday functionality. This home features premium finishes and thoughtful upgrades throughout. The open-concept main floor showcases 9' ceilings, wide plank luxury vinyl flooring, custom lighting, and over 45 pot lights. The spacious living room is highlighted by a 10' electric fireplace with custom built-ins, creating a warm and stylish space for relaxing or entertaining. The gourmet kitchen is a true centerpiece, featuring quartz countertops, full quartz backsplash, oversized island, gas stove, oversized refrigerator, two-tone cabinetry, and custom wood detailing. A walk-through pantry connecting the kitchen and mudroom adds everyday convenience. The main floor also includes a bedroom and a full 4-piece bathroom, perfect for guests, extended family, or a home office. Upstairs offers three spacious bedrooms, upper-level laundry, and a spectacular bonus room with a custom vaulted ceiling featuring a striking black and gold design. The luxurious primary suite includes a spa-inspired 5-piece ensuite with dual vanities, freestanding tub with gold faucet, custom glass shower, and a large walk-in closet. The additional bedrooms also feature walk-in closets. This home is loaded with upgrades including maple railings with black spindles, interior and exterior doors on the main level, motorized blinds, floating vanities, black plumbing fixtures, California Closet built-ins, central vacuum, central A/C, Lux exterior doors and windows, and a zone heating system with Google thermostat. Enjoy outdoor living on the maintenance-free vinyl deck with glass railing and frosted privacy panels. The fully landscaped yard is enclosed with a brand-new Durabuilt maintenance-free fence, providing durability and

privacy. The walk-out basement features 9&rsquo; ceilings, oversized windows, and rough-in plumbing for a future 4-piece bathroom, offering excellent potential for future development. The double attached garage includes a heater and side-mount opener, perfect for winter convenience. Conveniently located minutes from East Hills Shopping Centre with Costco, Walmart, Dollarama, restaurants, major banks, and quick access to Stoney Trail. Luxury, location, and thoughtful upgrades&mdash;book your private showing today.