



**319 Belmont Heath SW  
Calgary, Alberta**

**MLS # A2295680**



**\$619,000**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,617 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Front Drive, Garage Door Opener, Off Street, Single Garage		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Few Trees, L		

<b>Heating:</b>	Forced Air, Natural Gas, Solar	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home, Tankless Hot Water, Walk-In Closet(s)		

**Inclusions:** Custom electric blinds system.

Welcome to this beautifully designed 3-bedroom Jayman home that blends style, comfort, and energy efficiency. The open-concept main floor is filled with natural light from large rear windows, creating a bright and welcoming atmosphere throughout the living, dining, and kitchen areas. A convenient 2-piece bathroom is also located on the main floor, adding extra functionality for guests and everyday living. The kitchen is the heart of the home, featuring Cambria quartz countertops, stylish cabinetry, premium appliances, and a spacious island, perfect for everyday living and entertaining. The main floor also showcases luxury vinyl plank flooring, upgraded lighting fixtures, designer wallpaper accents, and electronic blinds for added convenience. Upstairs, the primary bedroom offers a spacious retreat with a custom walk-in closet and private ensuite. Two additional well-sized bedrooms, a bonus room, and the convenient upper-level laundry complete the upper floor. Step outside to enjoy the fully landscaped backyard, designed for low maintenance with synthetic turf, rock, and concrete elements. The rear deck with pergola and LED lighting creates an ideal outdoor space for relaxing or hosting gatherings. just beyond the backyard you'll find a green space with a playground and walking paths, perfect for children and dog walks. Enjoy the added peace of mind of being able to see this area from your home, creating a wonderful sense of community. Additional highlights include a tankless on-demand hot water system, HRV, air conditioning, water filtration, and water softener. The home is also equipped with solar panels that can help reduce electricity costs by approximately 50%, offering both sustainability and long-term savings.