



**147 Belvedere Crescent SE**  
**Calgary, Alberta**

**MLS # A2299803**



**\$745,800**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,036 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Rectan		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

**Inclusions:** None

2,028 SQ.FT. | 3+1-BED | 3-BATH | GOURMET KITCHEN | SEPARATE ENTRANCE | HARDIE BOARD SIDING | DECK | FRONT LANDSCAPING | This MOVE-IN-READY home by Crystal Creek Homes combines OPEN, LIGHT-FILLED living with thoughtful design. The MAIN FLOOR features a GREAT ROOM with FIREPLACE and a GOURMET KITCHEN with full-height cabinetry, quartz countertops, wall oven, and a LARGE ISLAND that's perfect for gathering. A FLEX ROOM beside a FULL BATH works well for guests or as a MAIN FLOOR BEDROOM. Upstairs, 3 bedrooms include a spacious PRIMARY SUITE with a SPA-INSPIRED ENSUITE, along with a bonus room and laundry for convenience. The 9' BASEMENT with SEPARATE ENTRANCE offers future legal suite potential (subject to City approval & permitting). A rear deck and front landscaping is included. Belvedere offers quick access to Stoney Trail, East Hills Shopping Centre, and planned parks and schools. This home professionally curated and includes a NEW HOME WARRANTY for your peace of mind. Move in before the school year begins - book your showing today.