



GRASSROOTS
REALTY GROUP

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149 Belmont Boulevard SW
Calgary, Alberta

MLS # A2314915



\$584,000

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,477 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: 6 Solar Panels, Planter Box in Backyard, Outdoor Camera (3), Doorbell Camera

OPEN HOUSE - SUNDAY, JUNE 14TH FROM 1-4PM Welcome to 149 Belmont Boulevard SW- a beautifully maintained Jayman BUILT "BROOKLYN” model, energy efficient, BuiltGreen certified home. This home blends modern design, functional living, and future potential in one of Calgary’s fastest-growing southwest communities. Designed with both comfort and ENERGY SAVINGS in mind, Jayman’s Performance package includes 6 SOLAR PANELS, BuiltGreen Canada standards with an EnerGuide Rating, UV-C ULTRAVIOLET LIGHT PURIFICATION SYSTEM, HIGH EFFICIENCY FURNACE & HRV UNIT, TANKLESS HOT WATER HEATER, TRIPLE PANE WINDOWS, SMART HOME TECHNOLOGY and a RADON Rough-In—helping provide long-term efficiency and lower utility costs. From the moment you step inside, you’re greeted by a bright, open-concept layout designed for today’s lifestyle. The main floor offers a seamless flow between the kitchen, dining, and living areas, creating a space that feels both inviting and highly practical. The living room provides a comfortable setting for everyday relaxation or hosting guests, while the dining area easily accommodates both casual family meals and special gatherings. At the heart of the home is a well-appointed kitchen featuring ample cabinetry, generous counter space, and modern appliances. Thoughtful design ensures everything is within reach, making both cooking and entertaining effortless. Large windows throughout the main level fill the space with natural light, enhancing the warm and welcoming atmosphere. Upstairs, you’ll find well-proportioned bedrooms designed with comfort and privacy in mind. The primary suite offers a peaceful retreat at the end of the day, complete with its own ensuite and ample closet space. Additional bedrooms provide

flexibility for children, guests, or a dedicated home office, all supported by a functional upper-level layout that maximizes everyday convenience. A key highlight of this home is the PARTIALLY developed basement, offering exceptional added value and versatility. With a bedroom already in place, it's ideal for guests, extended family, or a private workspace. A framed 3 PIECE BATHROOM rough-in, provides a strong foundation for future development, giving you the opportunity to customize the space to suit your needs—whether that's a recreation room, home gym, media area, or additional living quarters. Outside, the double car garage was built with size in mind, as it can fit an OVERSIZED truck with room to spare. The backyard is designed for both relaxation and functionality, offering the perfect space for summer BBQs with a convenient GAS LINE hookup, gardening, or simply enjoying the outdoors. Thoughtfully set up for pet lovers as well, the dedicated DOG RUN creates an ideal space for your furry friends to play and roam safely. Located in the growing community of Belmont, residents enjoy access to parks, pathways and playgrounds! Book your showing today!