



**125 Belmont Villas SW
Calgary, Alberta**

MLS # A2315518



\$719,999

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,128 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: Refrigerator, Stove x2, Dishwasher, Range Hood x2, Microwave, Washer, Dryer, All Window Coverings

Welcome to this beautifully designed 2-storey home in the sought-after community of Belmont, offering the perfect blend of style, space, and functionality for modern family living! Featuring 4 BEDROOMS and 3 FULL BATHROOMS, this thoughtfully laid out home includes a MAIN FLOOR BEDROOM and FULL BATHROOM—ideal for multi-generational living, guests, or a private home office setup. PLUS Central Air Conditioning to keep you comfortable throughout the Summer months. The heart of the home is the stunning kitchen space, complete with a large central island with QUARTZ counters, making it perfect for gathering with family and friends, plus a large pantry and dedicated spice kitchen for cooking and entertaining with ease. A UNIQUE BONUS — the main kitchen Electric Cook-Top has never been used, as all cooking has been done in the spice kitchen! The bright and open main floor is completed by a spacious dining area and an inviting living room designed for everyday comfort and entertaining alike. LUXURIOUS Vinyl Plank Flooring throughout BOTH floors. Upstairs you’ll find 3 generous bedrooms, including a spacious primary retreat featuring a walk-in closet and luxurious ensuite with double vanity. A versatile bonus room and separate upper laundry room add even more convenience and functionality for busy families. The undeveloped basement offers endless potential and is ready for your personal touch. Outside, enjoy the fully fenced backyard with deck — perfect for summer BBQs, kids, and pets. Complete with a double attached garage, this move-in-ready home checks all the boxes! Built in 2021 and comes with a remaining new home warranty as per the New Home Warranty of Alberta. Don’t miss your opportunity to own in one of Calgary’s growing family-friendly communities.