



132 Belvedere Drive SE
Calgary, Alberta

MLS # A2323784



\$888,999

Division:	Belvedere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,749 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Motorized Blinds, Security Cameras, Ring Bell		

Welcome to this exceptional luxury walk-out two-storey home, offering 2,749 Sq.Ft. of meticulously designed living space where modern elegance meets everyday comfort. Showcasing premium craftsmanship and high-end upgrades throughout. Step inside to discover an open-concept main floor featuring 9-foot ceilings, wide-plank luxury vinyl flooring, custom designer lighting, and over 45 pot lights that create a bright and sophisticated atmosphere. The spacious living room is anchored by a spectacular 100-inch electric fireplace with custom built-ins, providing the perfect setting for both entertaining and relaxing. The chef-inspired kitchen is truly the heart of the home, boasting quartz countertops, a full-height quartz backsplash, an oversized island, premium gas stove, oversized refrigerator, two-tone cabinetry, and elegant custom wood accents. A convenient walk-through pantry connects directly to the mudroom, offering both style and functionality. The main floor also features a spacious bedroom and a full 4-piece bathroom, ideal for guests, multi-generational living, or a private home office. Upstairs, you'll find three generously sized bedrooms, upper-floor laundry, and a spectacular bonus room highlighted by a custom vaulted ceiling with an eye-catching black and gold feature design. The luxurious primary retreat offers a spa-inspired 5-piece ensuite complete with dual vanities, a freestanding soaker tub with gold fixtures, a custom glass shower, and a large walk-in closet. Additional bedrooms also feature walk-in closets for added convenience. This home is loaded with premium upgrades, including maple railings with black spindles, 8-foot interior and exterior doors on the main level, motorized blinds, floating vanities, black plumbing fixtures, California Closet built-ins, central air conditioning, central vacuum system, Lux windows and exterior doors, and a zoned heating system

with Google thermostat controls. Enjoy outdoor living on the maintenance-free vinyl deck featuring glass railings and frosted privacy panels. The fully landscaped backyard is enclosed by a brand-new Durabuilt maintenance-free fence, providing both privacy and long-lasting durability. The walk-out basement offers 9-foot ceilings, oversized windows, and rough-in plumbing for a future 4-piece bathroom, presenting incredible potential for future development. The heated double attached garage is equipped with a side-mount garage door opener, ensuring comfort and convenience year-round. Ideally located just minutes from East Hills Shopping Centre, Costco, Walmart, major banks, restaurants and everyday amenities with quick access to Stoney Trail for an easy commute. A rare opportunity to own a truly upgraded luxury home in an exceptional location. Schedule your private showing today.