



**GRASSROOTS**

REALTY GROUP

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**43 Belvedere Point SE  
Calgary, Alberta**

**MLS # A2324812**



**\$724,900**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,069 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 138
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Vinyl Windows		
<b>Inclusions:</b>	N/A		

STUNNING MODERN 2-STOREY HOME IN THE HIGHLY DESIRABLE COMMUNITY OF BELVEDERE! This IMMACULATE 2024-BUILT HOME offers 2,069 SQ FT of thoughtfully designed living space with 3 SPACIOUS BEDROOMS and 2.5 BATHROOMS &mdash; perfect for families seeking STYLE AND COMFORT. Step inside to a BRIGHT, OPEN-CONCEPT MAIN FLOOR featuring a CONTEMPORARY KITCHEN with QUARTZ COUNTERTOPS, KITCHEN ISLAND, STAINLESS STEEL APPLIANCES, and a WALK-IN PANTRY. The kitchen flows seamlessly into the dining area and a generous LIVING ROOM with an ELECTRIC FIREPLACE &mdash; perfect for entertaining. A dedicated MAIN FLOOR OFFICE and MUD ROOM add everyday functionality, along with a convenient 2-PIECE POWDER ROOM. Upstairs, the PRIMARY RETREAT features a WALK-IN CLOSET and a SPA-INSPIRED 5-PIECE ENSUITE with DOUBLE VANITY. Two additional bedrooms share a 4-PIECE BATHROOM, while the expansive BONUS FAMILY ROOM is ideal for movie nights or a second lounge space. UPPER FLOOR LAUNDRY adds everyday convenience. The FULL UNFINISHED BASEMENT with SEPARATE EXTERIOR ENTRY offers incredible future development potential. Outside, enjoy a PRIVATE FENCED YARD, FRONT PORCH, and a DOUBLE ATTACHED GARAGE with parking for up to 4 vehicles. Located minutes from PARKS, PLAYGROUNDS, SCHOOLS, SHOPPING, TRANSIT, and EAST HILLS SHOPPING CENTRE (Costco, Walmart, Cineplex and more), with EASY ACCESS TO STONEY TRAIL and DOWNTOWN CALGARY. BOOK YOUR PRIVATE SHOWING TODAY!