



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

149 Belmont Boulevard SW
Calgary, Alberta

MLS # A2325955



\$575,000

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

Welcome to 149 Belmont Boulevard SW, a beautifully maintained Jayman BUILT "BROOKLYN" model offering the perfect combination of modern design, exceptional energy efficiency, and everyday functionality in the growing southwest community of Belmont. BuiltGreen certified and thoughtfully designed for long-term comfort and savings, this home features Jayman's impressive Performance Package, including 6 SOLAR PANELS, 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, providing increased comfort, improved indoor air quality, and lower utility costs. Step inside to discover a bright and welcoming open-concept layout designed to suit today's lifestyle. The main floor seamlessly connects the kitchen, dining, and living areas, creating an inviting space for both everyday living and entertaining. Large windows fill the home with natural light, enhancing the warm and airy atmosphere throughout. The kitchen is thoughtfully designed with ample cabinetry, generous counter space, modern appliances, and a functional layout that makes meal preparation and hosting effortless. The adjacent dining area comfortably accommodates family dinners or gatherings with friends, while the spacious living room provides the perfect place to relax after a busy day. Upstairs, you'll find well-appointed bedrooms designed with comfort and privacy in mind. The spacious primary suite serves as a peaceful retreat complete with its own private ensuite and generous closet space. Additional bedrooms provide flexibility for children, overnight guests, or a dedicated home office, while the upper-level layout has been carefully planned to maximize everyday convenience. The PARTIALLY

DEVELOPED basement adds outstanding flexibility and future potential. Already featuring a finished bedroom, it offers the perfect space for guests, extended family, or a quiet workspace. A FRAMED 3-PIECE BATHROOM rough-in is already in place, giving you an excellent foundation to complete the space with a recreation room, home gym, media room, or additional living area tailored to your family's needs. Outside, the oversized double detached garage has been built with extra space to comfortably accommodate a full-sized truck while still providing room for storage. The backyard is equally impressive, offering a GAS LINE for summer BBQs, plenty of room to garden or unwind, and a dedicated DOG RUN where your four-legged family members can safely play and explore. Living in Belmont means enjoying one of Calgary's newest and fastest-growing family communities. Surrounded by parks, playgrounds, walking pathways, and expanding amenities, you'll appreciate the balance of peaceful suburban living and everyday convenience. With easy access to shopping, schools, major roadways, and future community amenities, this is a neighbourhood designed for families to grow, connect, and enjoy for years to come.