



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**29 Belmont Terrace SW
Calgary, Alberta**

MLS # A2327566

\$785,000



Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,176 sq.ft.	Age:	2018 (8 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Interior Lot, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE SAT (JULY 11) AND SUN (JULY 12) 12:00 PM - 02:00 PM ***Watch the 3D and Virtual Tour***. This thoughtfully laid-out home offers the perfect blend of comfort and convenience, featuring a main-floor bedroom and a full bathroom—ideal for guests, multi-generational living, or a home office. At the heart of the home is a chef-inspired kitchen equipped with a gas cooktop, built-in wall oven and microwave, and a spacious corner pantry, all designed to make cooking and entertaining effortless. The south-facing backyard floods the living room with natural sunlight, creating a warm and inviting atmosphere throughout the day. Upstairs, you’ll find three generously sized bedrooms, including a spacious primary retreat complete with a luxurious 5-piece ensuite and dual walk-in closets (his & hers). A central bonus room offers additional living space—perfect for family time or a kids’ play area. A 4-piece bathroom and a convenient upper-floor laundry room complete this level. The fully developed basement adds even more functional space, featuring a good-sized bedroom, a large family room for movie nights, a full 4-piece bathroom, and ample storage to meet all your needs. Additional upgrades include triple-pane windows for enhanced energy efficiency, an on-demand hot water system, and a Kinetico water softener for added comfort and convenience. Immaculately maintained and move-in ready, this spotless home truly stands out with its practical layout and inviting feel. This is one you must see in person to fully appreciate—book your private viewing today!