



GRASSROOTS
REALTY GROUP

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188 Belmont Terrace SW
Calgary, Alberta

MLS # A2331486



\$768,800

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,948 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Fireplace(s), Forced Air, Zoned	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

Inclusions: HIIT Workout Machine and Trampoline

Luxury Living Meets Smart Investment in Belmont. Some homes check the boxes, this one raises the bar. Perfectly positioned on a premium lot backing onto serene green space, this stunning 4 bedroom, 3.5 bathroom home offers designer finishes, exceptional upgrades, and remarkable energy efficiency with already installed solar panels, all in one of Belmont's most desirable family friendly locations. From the moment you walk in, you'll notice the attention to detail. Rich luxury vinyl plank flooring flows throughout the open concept main floor, leading you to a chef inspired kitchen designed to impress. Ceiling height cabinetry, soft close drawers and cabinets, under cabinet lighting, upgraded appliances, and a custom lazy susan create a space that's as functional as it is beautiful whether you're hosting friends or enjoying a quiet evening at home. Retreat upstairs to your luxurious primary suite, complete with a spa inspired ensuite featuring dual sinks and an upgraded frameless glass shower. The professionally finished basement extends your lifestyle with a spacious fourth bedroom, full bathroom, and a versatile flex room ready to become your dream gym, kids' playroom, home theatre, craft room, or office. Step outside and fall in love with your private backyard oasis. Enjoy summer evenings on the deck or patio while taking in uninterrupted green space views a rare feature that offers both beauty and privacy. But the true luxury is peace of mind. So many premium upgrades include a \$28,000 solar panel system delivering substantial energy savings, a new roof (2021), new rear siding (2026), dual-zone furnace, central air conditioning, water softener, and over \$30,000 in builder upgrades that elevate this home far above the ordinary. As an added bonus, the HIIT Trainer and trampoline are included, and all furniture is

negotiable, making your move even easier. Located in the vibrant community of Belmont, you'll enjoy parks, playgrounds, scenic pathways, nearby shopping, restaurants, future schools, and quick access to major routes everything today's lifestyle demands. This isn't just another listing. It's the home buyers have been waiting for!