



**GRASSROOTS**  
REALTY GROUP

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**143 Belvedere Crescent SE**  
**Calgary, Alberta**

**MLS # A2331503**



**\$719,999**

|                  |                                                                            |               |                  |
|------------------|----------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Belvedere                                                                  |               |                  |
| <b>Type:</b>     | Residential/House                                                          |               |                  |
| <b>Style:</b>    | 2 Storey                                                                   |               |                  |
| <b>Size:</b>     | 1,985 sq.ft.                                                               | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 4                                                                          | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Off Str |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                                                                  |               |                  |
| <b>Lot Feat:</b> | Back Yard, Few Trees, Level, No Back Lane, No Neighbours Behind, Rectang   |               |                  |

|                    |                                                                                                                                                                         |                   |     |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <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> | -   |
| <b>Basement:</b>   | Full                                                                                                                                                                    | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Cement Fiber Board, Stone, Vinyl Siding, Wood Frame                                                                                                                     | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                         | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Chandelier, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | Refrigerator in the basement                                                                                                                                            |                   |     |

2025 NEW HOME | MOVE-IN READY and BACKING ON GREEN SPACE, this stunning 4-bedroom, 2.5-bath home by Crystal Creek Homes offers the perfect blend of style, function, and future potential in the sought-after community of Belvedere. The BRIGHT, OPEN-concept main floor features a welcoming great room with FIREPLACE, a SPACIOUS dining area, and a GOURMET KITCHEN complete with FULL-HEIGHT CABINETRY, QUARTZ COUNTERTOPS, a large island, and a SEPARATE SPICE KITCHEN with GAS RANGE and sink to keep aromatic cooking contained. Step out from the dining area onto the REAR DECK and enjoy morning coffee or summer barbecues overlooking the GREENSPACE. Upstairs, you'll find 4 generous bedrooms including a spacious primary RETREAT with a spa-inspired ENSUITE, plus a BONUS ROOM and convenient upper-floor LAUNDRY. The 'BASEMENT with SEPARATE SIDE ENTRANCE offers future LEGAL SUITE POTENTIAL (subject to City approval and permitting). Finished with durable HARDIE BOARD siding, professionally selected interior finishes, and included FRONT LANDSCAPING, this home also comes with NEW HOME WARRANTY coverage for added peace of mind. Ideally located with quick access to Stoney Trail, East Hills Shopping Centre, transit along 17 Avenue with EASY ACCESS TO DOWNTOWN Calgary, and just minutes from future SCHOOLS, PARKS, GROCERY STORES and COMMERCIAL AMENITIES. Book your showing today!