



GRASSROOTS
REALTY GROUP

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71 Belvedere Green SE
Calgary, Alberta

MLS # A2332635



\$825,000

Division:	Belvedere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,380 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

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

Inclusions: SPICE KITCHEN GAS RANGE AND HOOD FAN

Welcome to this stunning, move-in ready home in the sought-after community of Belvedere! Thoughtfully designed with over 2,300 sq. ft. of beautifully finished living space and over 4400 sq. ft corner lot, this exceptional property offers 5 spacious bedrooms and 3 full bathrooms, including a convenient main floor bedroom and full bath—perfect for guests, multi-generational living, or a home office. The bright, open-concept main floor showcases luxury vinyl plank flooring, quartz countertops throughout, a modern chef-inspired kitchen with stainless steel appliances, and a separate spice kitchen complete with a gas stove. The spacious living and dining areas provide the perfect setting for entertaining and everyday family living. Upstairs, you’ll find a versatile bonus loft, convenient upper-floor laundry, four generously sized bedrooms, including a luxurious primary retreat featuring a spa-inspired 5-piece ensuite and a large walk-in closet. Additional highlights include a rear deck, side entrance offering future development potential (subject to municipal approval), and an attached double garage. Located in the vibrant, growing community of Belvedere, you’ll enjoy easy access to Stoney Trail, East Hills Shopping Centre, Costco, parks, schools, transit, and a variety of restaurants and everyday amenities. This is an outstanding opportunity to own a beautifully appointed home in one of Calgary’s fastest-growing southeast communities. Don’t miss your chance—book your private showing today!