



GRASSROOTS
REALTY GROUP

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54 Belmont Manor SW
Calgary, Alberta

MLS # A2332752



\$764,900

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,186 sq.ft.	Age:	2023 (3 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	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:	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, Pantry, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: 50 amp EV charger, wall mounted shelves, Ps5 Gaming shelf

Welcome to a home that offers so much more than just space. Perfectly positioned backing onto a park and green space in the growing community of Belmont, this beautifully designed two-storey home combines modern family living with the added benefit of a LEGAL two-bedroom basement suite, creating endless possibilities for multi-generational living or additional income. From the moment you step inside, you'll be welcomed by a bright and inviting atmosphere. Large windows fill the home with natural light, while the thoughtfully designed open-concept layout creates the perfect setting for both everyday life and entertaining. At the heart of the home is the stunning kitchen, featuring a large central island, sleek cabinetry, stainless steel appliances, and a walk-in pantry. Whether you're preparing family meals, hosting friends, or helping with homework at the island, this space is designed to bring people together. The kitchen flows effortlessly into the dining area and cozy living room, where a fireplace adds warmth and comfort throughout the seasons. A private office provides the ideal work-from-home space, while the mudroom and powder room add convenience to busy family routines. Upstairs, the home continues to impress with a spacious bonus room that offers flexibility as a family room, media space, or children's play area. Four good sized bedrooms provide plenty of room for a growing family, while the primary suite serves as a peaceful retreat at the end of the day. Complete with a walk-in closet and a beautifully appointed ensuite featuring a double vanity and relaxing soaker tub, it's a space designed for comfort and relaxation. A full bathroom and upper-level laundry room complete this functional upper floor. The 2 bedroom legal basement suite adds tremendous value and versatility. With its own private living space, full kitchen, bathroom, and separate

laundry, it is perfectly for extended family, guests, or rental income opportunities. Outside, the backyard offers a setting that is difficult to find. Backing directly onto green space and a park, you'll enjoy the convenience of having outdoor recreation just steps from your door. The double attached garage provides ample parking, storage and an EV charger, while the location places you within a short walk of Belmont Village for shopping, services, dining, and everyday conveniences. With quick access to Macleod Trail and 194 Avenue, commuting throughout the city is simple and efficient. Offering over 3,000 square feet of developed living space, a legal suite, park-side location, and exceptional functionality for today's lifestyle, this move-in ready home presents a rare opportunity to enjoy the best of Belmont living.