



GRASSROOTS
REALTY GROUP

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118 Belmont Crescent SW
Calgary, Alberta

MLS # A2337902



\$723,200

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,051 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	No Neighbours Behind, Pie Shaped Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions:	NONE
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Welcome to this beautiful family home in the desirable community of Belmont, offering a spacious and thoughtfully designed layout with 3 bedrooms, a main-floor den, an upper-level bonus room, 2.5 bathrooms and a double attached garage. The main floor features an inviting open-concept layout with a well-appointed kitchen showcasing upgraded appliances and full-height cabinetry extending to the ceiling, offering excellent storage and a stylish finish. The main-floor den provides the perfect space for a home office, study or flexible workspace. Upstairs, you'll find three spacious bedrooms along with a generous bonus room, ideal for a family room, movie nights, play area or additional entertaining space. The primary bedroom offers a comfortable retreat with plenty of room and natural light. Step outside to enjoy the huge backyard backing directly onto green space, offering privacy, beautiful views and plenty of room for outdoor entertaining, children and pets. The unfinished basement provides excellent potential for future development and allows you to create additional living space tailored to your needs. Complete with a double attached garage and situated in the growing community of Belmont, this home offers an excellent combination of space, functionality and an exceptional backyard setting.