



GRASSROOTS
REALTY GROUP

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34 Belvedere Green SE
Calgary, Alberta

MLS # A2341035



\$890,000

Division:	Belvedere		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,674 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Rectangular Lot, Street L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)		
Inclusions:	n/a		

BACKING ON TO GREEN SPACE | NEARLY 2700 SQ FT | 3 STOREY HOME | OVERSIZED HEATED ATTACHED GARAGE - 19x33 | 5 BEDS & 3.5 BATHS | DOWNTOWN VIEWS | EXTENDED DRIVEWAY | COMPOSITE DECK/LANDSCAPING/FENCING COMPLETED | AC | EXTERIOR LIGHTS | IRRIGATION | Welcome to this impressive nearly 2,700 sf detached home in the vibrant community of Belvedere, offering three full storeys, 5 bedrooms, 3.5 bathrooms and the highly desirable benefit of backing directly onto green space. With excellent curb appeal, a thoughtfully designed floor plan and beautiful finishes throughout, this home offers the space, flexibility and lifestyle today's families are looking for. Step inside to an inviting open-concept main floor featuring upgraded railing, a beautiful colour palette and seamless flow between the living spaces. The spacious dining room provides plenty of room for hosting family dinners and special occasions, while the adjacent living room offers a comfortable gathering space centred around a fireplace, perfect for relaxing on cozy evenings. The well-appointed kitchen is truly the heart of the home, featuring a large island, stainless steel appliances and a generous pantry with ample storage for everyday cooking and entertaining. A convenient two-piece bathroom, practical mudroom and direct access to the oversized attached garage complete the main level. Upstairs, the open-to-below staircase creates an impressive sense of space and connects the three levels beautifully. The primary bedroom is a peaceful retreat, offering plenty of room for a king-sized bed and additional furnishings, along with a four-piece ensuite featuring a separate toilet room and walk-in closet. Three additional good-sized bedrooms provide excellent flexibility for children, guests or a home office, while a dedicated laundry room and

four-piece bathroom add everyday convenience. The 3rd storey is where this home truly stands out, offering a fifth bedroom and versatile family room that can be transformed to suit your lifestyle – imagine a home theatre for movie nights, a games room for the kids, a quiet home office or an additional lounge for guests. Step onto the balcony and enjoy the elevated views overlooking the surrounding area & green space, creating a peaceful outdoor retreat right at home. A 4-piece bathroom and additional storage complete this level. The unfinished basement provides a blank canvas for future development, giving you the opportunity to create even more living space, a home gym, recreation room or whatever best suits your needs. Outside, backing onto green space provides an added sense of privacy and a beautiful natural backdrop, with no immediate rear neighbour directly behind you. Located in Belvedere, you’ll enjoy easy access to parks, pathways, playgrounds & open spaces, while East Hills Shopping Centre is just minutes away for shopping, restaurants, entertainment and everyday essentials. With quick access to Stoney Trail, 17 Ave & major routes, commuting throughout Calgary is simple.