



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

10 Belmont Garden SW
Calgary, Alberta

MLS # A2346429



\$745,000

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,162 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Shingle Siding, Vinyl Siding, Wood Frame	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Kitchen Island, No Animal Home, No Smoking Home, Storage		

Inclusions: NA

Separate side entrance to basement. Welcome to this well appointed two storey home in the growing community of Belmont, ideally located close to parks, schools, shopping, retail, and future amenities including the Fieldhouse and Library. Designed with everyday living in mind, this home offers a functional layout with plenty of space for the whole family. The main floor features a welcoming living area, a dedicated office space, and a bright kitchen and dining area that opens onto the backyard. Upstairs, you'll find generously sized bedrooms, a versatile bonus room, and a convenient storage room, providing plenty of room for growing families and everyday organization. The separate side entrance provides excellent flexibility for future development or added access to the lower level. Outside, enjoy a good sized backyard with a patio, offering a great space for summer BBQs, entertaining, or relaxing with the family. BBQ gas line, garburator, water softener, and smart home features included. With a family friendly location and an abundance of nearby amenities, this Belmont home offers the space, functionality, and convenience you've been looking for.