



GRASSROOTS
REALTY GROUP

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160 BELVEDERE Drive SE
Calgary, Alberta

MLS # A2350234



\$950,000

Division:	Belvedere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,288 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, See Remarks		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, See Remarks		

Heating:	Central, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: none

Welcome to this exceptional luxury walk-out two-storey home in the desirable community of Belvedere, offering approximately 2,287 sq. ft. of beautifully designed above-grade living space, plus a fully developed walk-out basement. Thoughtfully upgraded throughout, this impressive six-bedroom home combines modern elegance, functionality, and exceptional space for growing or multi-generational families. Step inside to a bright, open-concept main floor featuring 9-foot ceilings, wide-plank luxury vinyl flooring, designer lighting, and an abundance of pot lights. The spacious living room is anchored by a stunning electric fireplace with custom built-ins, creating an inviting and sophisticated setting for both entertaining and everyday living. The chef-inspired kitchen is the heart of the home, showcasing quartz countertops, a full-height quartz backsplash, oversized island, premium gas stove, oversized refrigerator, beautiful white cabinetry, and elegant custom wood accents. A convenient walk-through pantry connects directly to the mudroom, providing excellent storage and functionality. The main floor also features a spacious bedroom and full 4-piece bathroom, making it ideal for guests, extended family, or a private home office. Upstairs, you'll find three generously sized bedrooms, convenient upper-floor laundry, and a spacious bonus room. The luxurious primary retreat features an impressive 5-piece ensuite with dual vanities, a freestanding soaker tub with elegant gold fixtures, a custom glass shower, and a large walk-in closet. Additional bedrooms also offer walk-in closets for added storage. The fully developed walk-out basement is a standout feature, offering 9-foot ceilings, large windows, two additional bedrooms, a beautiful full bathroom, and a spacious living area. With direct walk-out access and a functional layout, this level provides excellent flexibility for

extended family or potential future suite development, subject to City approval and applicable requirements. Premium upgrades throughout include gray railings with black spindles, upgraded interior and exterior doors, window coverings, floating vanities, black plumbing fixtures, California Closet built-ins, central air conditioning, central vacuum, Lux windows and exterior doors, and a zoned heating system with individual thermostat controls. Enjoy outdoor living on the deck with glass railings and frosted privacy panels overlooking the backyard. The yard is enclosed by a brand-new maintenance-free fence, providing added privacy and long-lasting durability. A double attached garage adds convenience and year-round comfort. Ideally located in Belvedere, just minutes from East Hills Shopping Centre, Costco, Walmart, restaurants, banks, and everyday amenities, with quick access to Stoney Trail for an easy commute. A rare opportunity to own a beautifully upgraded six-bedroom luxury walk-out home offering exceptional space, quality finishes, and versatility in one of Calgary's growing communities.