



GRASSROOTS
REALTY GROUP

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339 Belvedere Drive SE
Calgary, Alberta

MLS # A2351391



\$649,000

Division:	Belvedere		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,800 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

Inclusions:	2nd Range (Prep Kitchen)
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New homes in Belvedere are becoming harder to find! Built by Crystal Creek Homes, this 1,784 sq. ft. two-storey stands out with a dedicated prep kitchen, main-floor bedroom and full bathroom, separate side entrance, and sunny south-facing backyard. The bright, open-concept main level features 9' ceilings, a spacious kitchen with central island, and a comfortable living area with electric fireplace. Tucked away from the main kitchen, the dedicated prep kitchen provides additional cooking space. A MAIN FLOOR BEDROOM AND FULL BATHROOM are ideal for guests or multigenerational living. Upstairs, you'll find three additional bedrooms, including a spacious primary suite with ensuite, along with a convenient laundry area and BONUS ROOM. The separate SIDE ENTRANCE provides flexibility for future basement development, including potential for a secondary legal suite (subject to municipal approvals). Outside, enjoy a sunny south-facing yard in the back and a welcoming covered porch in the front. Located close to shopping, parks, pathways, and convenient access to Stoney Trail and 17 Avenue SE. Your investment is protected with full builder warranty. With limited opportunities remaining to purchase a new home in Belvedere, don't miss your chance. Book your showing today!