

\$769,900 - 276 Belvedere Drive Se, Calgary

MLS® #A2107048

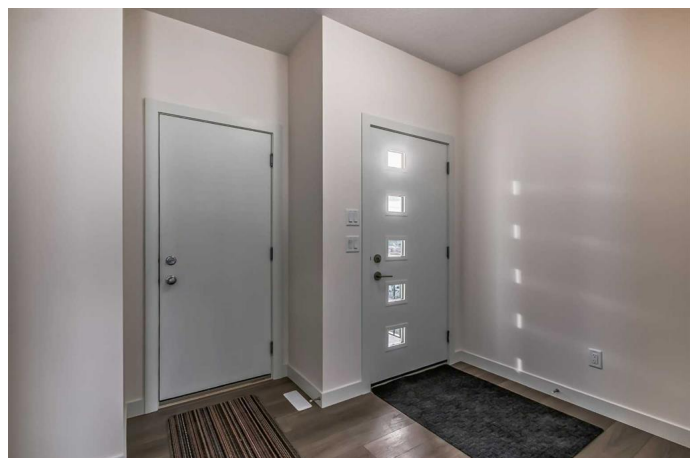
\$769,900

4 Bedroom, 3.00 Bathroom, 2,136 sqft

Residential on 0.10 Acres

Belvedere, Calgary, Alberta

| 4-BedROOMS | WALK OUT BASEMENT | 2,136 sq. ft. | 9'™ Ceilings | Modern Finishings | New Home | Skylight | Gas connections in garage and deck | 220 volts in garage | Warranty. Come home to 276 Belvedere Drive SE! This contemporary, masterpiece home offers 2,136 sq. ft of open living space with 9 ft ceilings, warm luxury vinyl plank flooring, and a bright and inviting layout. Enjoy a chef's™ dream kitchen with a Chimney Hood Fan, gas range, and stainless-steel appliances. The massive island with elegant quartz countertops and an under-mount sink is perfect for entertaining and flanks a grand and spacious living room with a cozy electric fireplace and abundant windows. This floor also offers a flex room that could easily be used as an office for the work-at-home professional or can be converted into another bedroom. Upstairs you'll™ find a large master suite that includes a luxurious DUAL VANITY ensuite and walk-in shower, and an oversized walk-in closet. THREE other sizeable bedrooms, a main dual vanity bathroom, a convenient laundry area, and a perfectly sized central bonus room complete the upper floor. This professionally designed home will be complete with a WALKOUT BASEMENT WITH 9-ft-foundation, and rough-in basement bathroom to accommodate a legal suite (subject to approval and permitting by the city of Calgary), a double-car garage, and full BUILDER WARRANTY for your peace of



mind. Located in the growing southeast community of Belvedere near schools, parks, a movie theatre, and abundant shopping and restaurants at East Hills Plaza, this home has it all! Why spend 8-12 months building your new house when you can have a perfectly curated new home AVAIAABLE, Be the proud owner of this brand new beautiful house!

Built in 2023

Essential Information

MLS® #	A2107048
Price	\$769,900
Sold Price	\$750,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,136
Acres	0.10
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	276 Belvedere Drive Se
Subdivision	Belvedere
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 7L5

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters
Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 9th, 2024
Date Sold	March 5th, 2024
Days on Market	25
Zoning	R-G
HOA Fees	0.00

Listing Details

Listing Office	URBAN-REALTY.ca
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