

44 Belmont Heath SW
Calgary, Alberta

MLS # A2291335



\$775,000

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| Division: | Belmont | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,013 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: | Cul-De-Sac, Interior Lot, Landscaped, Level, No Back Lane | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Tankless Hot Water, Vinyl Windows, Wired for Sound | | |
| Inclusions: | N/A | | |

Welcome to this beautifully maintained, thoughtfully designed home that offers modern comfort, stylish finishes, and a bright, open layout perfect for everyday living and entertaining. As you step inside, you are greeted by a bright, welcoming foyer that leads to a stunning main floor with an open, functional floor plan. Large windows throughout the living area let natural light pour in, creating a warm, inviting atmosphere. The spacious living room is centred around a modern fireplace feature wall, making it the perfect place to relax or entertain family and guests. The gorgeous chef-inspired kitchen is designed for both functionality and style, featuring stainless steel appliances, ceiling-height cabinetry, quartz countertops, a large island with seating, a built-in microwave, a beverage cooler, and ample counter space for cooking and hosting. The kitchen flows seamlessly into the spacious dining area, ideal for family meals and gatherings. A convenient main floor powder room completes this level. Upstairs, you will find three generously sized bedrooms, including a large primary bedroom with a private ensuite and walk-in closet, as well as another full bathroom and upper-floor laundry for added convenience. The fully developed basement expands the living space and includes a recreational area currently used as a theatre room, a fourth bedroom presently set up as a home gym, and a full 3-piece bathroom, making it perfect for guests or extended family. Additional highlights of this home include centralized air conditioning for year-round comfort and high-performance triple-glazed windows that enhance energy efficiency and keep the home quiet and comfortable. Outside, the property features a double attached garage and a well-maintained lot, completing this exceptional home that blends modern design,

comfort, and functionality. This move-in-ready home offers space, style, and comfort for the whole family. Call today to book a private viewing.