



# 163 Belvedere Green Calgary Alberta

\$649,000

Immaculate, modern, like new 3 storey home in the new family-oriented community of Belvedere. This premium location is adjacent to East Hills Shopping Centre and is only 15 minutes to downtown. The community boasts over 13 acres of parks, trails, storm ponds and green spaces plus a Neighbourhood Activity Centre and future CBE Elementary School. Easy access in and out of the community via Stoney Trail, 17th Avenue and Glenmore Trail plus Belvedere is also located on the future 17 Ave BRT line making commuting even easier! This wonderful home is almost new with all the sophisticated features and beautiful design elements you'd expect. Over 2,240 sq. ft. ensures a ton of versatile space for your family to grow. A neutral colour pallet, wide plank flooring and endless natural light grace the open concept main floor. A built-in electric fireplace adds a warm atmosphere to the inviting living room. Gorgeous designer lighting graces the dining room creating a casually elegant entertaining space. The kitchen perfectly balances style with function featuring quartz countertops, stainless steel appliances, timeless subway tile and a large centre island to convene around. A handy powder room is off the rear mudroom for a quick clean-up upon entry. The second level is home to 3 spacious and bright bedrooms including the primary retreat with a large walk-in closet and private ensuite. Laundry is also conveniently located on this level. The uppermost third level is extremely versatile - use this large room with built-in storage and an attached ensuite as an amazing owner's suite, a bonus room for everyone to gather or a fantastic home office. A quaint balcony entices peaceful morning coffees and evening beverages overlooking the neighbourhood. The basement awaits your dream development with even more space for everything on your wish list. Plenty of off-street parking and a large...

Laundry room 9.25 Ft x 5.92 Ft  
Primary Bedroom 12.92 Ft x 11.83 Ft  
Other 5.58 Ft x 8.33 Ft  
Bedroom 9.25 Ft x 9.92 Ft  
Bedroom 9.25 Ft x 12.83 Ft  
3pc Bathroom .00 Ft x .00 Ft

Bonus Room 10.67 Ft x 25.33 Ft  
Den 4.17 Ft x 7.75 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Other 6.00 Ft x 5.92 Ft  
Living room 12.33 Ft x 17.25 Ft  
Dining room 14.83 Ft x 12.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Royal LePage METRO



See

**Mirror**

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4pc Bathroom .00 Ft x .00 Ft

Other 13.33 Ft x 3.75 Ft

Other 5.42 Ft x 9.75 Ft

2pc Bathroom .00 Ft x .00 Ft