



## 175 Belvedere Green Calgary Alberta

\$679,900

6 BEDROOMS, 4 FULL BATHROOMS, and a NEW DECK. Why wait 8-12 months for a new home when you can purchase your dream home today! With over 1,800 sq ft on the top 2 levels and 820.4 sq ft of recently developed living space in the basement. This home is sure to impress. The main floor is comprised of neutral, soft white and grey color tones, upgraded, oversized windows that bring in tons of natural light and a functional floor plan that features a main floor bedroom/den and full 3-piece bathroom that is marble tiled. The kitchen that offers near endless counter space, oversized island with breakfast bar and light grey cabinets. Upstairs you are immediately greeted by a good-sized bonus room. Down the hall you will find two equal sized rooms and a fully tiled 4-piece bathroom. The primary bedroom offers spacious room for furniture, large walk-in closet and a fully upgraded, oversized window. The side-entry basement is currently being developed with permits and will boast a kitchen, 2-good sized bedrooms, separated laundry and an open living area, ready for rental income. Builder warranty is still in-tact. Concrete pad at the rear and recently landscaped front. Priced to sell, come see your new home today! \*\* Upstairs is currently being rented at \$2,700.00 monthly. \*\* (id:6769)

Other 2.21 M x 2.01 M  
3pc Bathroom 2.67 M x 1.50 M  
Bedroom 3.66 M x 2.69 M  
Living room 5.18 M x 3.91 M  
Dining room 2.69 M x 1.85 M  
Other 1.65 M x 1.80 M  
Kitchen 4.01 M x 3.18 M

Primary Bedroom 3.91 M x 3.94 M  
Bonus Room 3.10 M x 3.91 M  
Bedroom 2.82 M x 3.02 M  
Laundry room 1.83 M x 1.70 M  
Bedroom 2.82 M x 3.02 M  
4pc Bathroom 1.63 M x 2.44 M  
3pc Bathroom 2.80 M x 1.50 M

Listing Presented By:



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(CENTRAL)**

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