



## 25 Belmont Green Calgary Alberta

\$869,900

"Two bedroom Legal Basement Suite -- perfect as a mortgage helper or rental income! Nestled in the highly sought-after community of Belmont, this exquisite home is a true masterpiece, showcasing an abundance of exceptional upgrades. Spanning nearly 2,900 square feet of thoughtfully designed living space, it boasts an open-concept layout that is both modern and inviting. Bathed in natural light from an abundance of windows, this residence features five generously sized bedrooms, four luxurious bathrooms, and a double attached garage, offering ample room for the entire family. The chef-inspired kitchen is a true highlight, featuring expansive quartz countertops, elegant white cabinetry, a stylish chimney-style hood fan, a spacious pantry and top-tier stainless steel appliances. Throughout the home, you'll find durable luxury vinyl plank flooring, complemented by an electric fireplace to create a cozy atmosphere. The grand backyard is perfect for entertaining, complete with a deck, new fence and a gas line for your BBQ. Additionally, the insulated garage comes equipped with an electric charger. The fully legal basement suite offers its own private side entry, two comfortable bedrooms, a full bathroom, and separate laundry facilities--ideal for extended family or as a potential rental opportunity. Whether you're an investor seeking a promising property or a family looking for a mortgage helper, this home is the perfect fit. Further adding to its appeal, this home is protected by both the builder's and Alberta New Home Warranty, ensuring peace of mind for years to come. Perfectly located just moments from shopping, public transit, the Somerset C-Train station, dining, and so much more, this home effortlessly blends convenience with luxury. (id:6769)

Primary Bedroom 13.00 M x 14.00 M

5pc Bathroom 9.67 M x 10.92 M

Family room 17.83 M x 15.33 M

Laundry room 8.67 M x 5.67 M

4pc Bathroom 8.67 M x 4.92 M

Bedroom 10.08 M x 9.92 M

Bedroom 12.42 M x 9.92 M

4pc Bathroom 7.83 M x 5.00 M

Storage 8.58 M x 6.25 M

Recreational, Games room 11.50 M x 9.08 M

Kitchen 11.50 M x 6.92 M

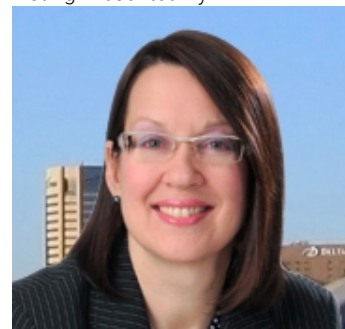
Other 9.50 M x 13.42 M

Dining room 10.08 M x 11.50 M

Living room 12.83 M x 15.75 M

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

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://www.gtsantanacalgaryhomes.ca>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

Other 9.58 M x 5.08 M

Bedroom 8.75 M x 12.42 M

Bedroom 12.33 M x 8.83 M

Kitchen 11.92 M x 12.33 M

2pc Bathroom 4.92 M x 5.33 M