



## 523 Belmont Heath Calgary Alberta

\$698,000

Discover this Two-Storey Detached Charming Family Home in Calgary's sought-after Belmont SW community. Nestled in a well-connected neighbourhood, this delightful property offers a spacious open-concept living area, seamlessly combining the living room, dining area, and kitchen, making it ideal for family gatherings and entertaining. The kitchen features a convenient corner pantry, ensuring ample storage. While a half bathroom near the double attached garage entrance adds convenience. Upstairs, you'll find a spacious master bedroom with a walk-in closet and an ensuite bathroom, along with two additional bedrooms and another full bathroom. The versatile bonus room is perfect for a home office or can be used as another bedroom, and the spacious laundry room is conveniently located on this floor. The fully developed basement includes a recreation room, providing excellent space for various activities, as well as an additional bedroom and full bathroom which is great for guests or extended family members. Step into your own outdoor oasis with a private fenced yard, a deck with a gazebo for outdoor dining and relaxation, and an extra shed for storage. The property features a well-maintained lawn, creating a serene atmosphere. Additional features inside include a granite kitchen countertop, upgraded range hood, vinyl plank and tile flooring on the main floor, central cooling (2022), water softener, smart light fixtures, a smart key entry and a smart doorbell camera. Outside features include solar lights attached to the fence and \$4,000 worth of landscaping. Don't forget the prime location within the Belmont SW community, providing easy access to amenities and more. This move-in-ready property offers the perfect blend of comfort and style. Make this house your home today and enjoy the Belmont lifestyle. Contact us for a private viewing and take the first step towards your ...

4pc Bathroom 8.33 Ft x 8.17 Ft

Bedroom 10.08 Ft x 10.17 Ft

Bonus Room 18.00 Ft x 11.75 Ft

4pc Bathroom 9.83 Ft x 9.08 Ft

Bedroom 9.92 Ft x 9.92 Ft

Primary Bedroom 12.67 Ft x 14.83 Ft

3pc Bathroom 8.58 Ft x 5.00 Ft

Recreational, Games room 11.67 Ft x 18.00 Ft

Bedroom 9.83 Ft x 14.00 Ft

2pc Bathroom 5.17 Ft x 6.08 Ft

Kitchen 9.58 Ft x 12.92 Ft

Dining room 9.58 Ft x 10.00 Ft

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

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE BENCHMARK

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

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

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

Laundry room 8.33 Ft x 6.50 Ft

Living room 13.33 Ft x 14.58 Ft