



# 77 Belmont Villas Calgary Alberta

\$788,000

Take a 3D Tour of this Stunning Belmont Home with Modern Features! Discover this exceptional 2376sqf, 3-bedroom, 2.5-bathroom home with a DUAL-ZONE FURNANCE in the desirable Belmont community. Offering contemporary finishes, an OPEN- CONCEPT design, WATER SOFTENER, and an attached DOUBLE garage, this home is built for modern living. Additional features include a 200 AMP ELECTRICAL PANEL and an EV-ready 50 AMP outlet, catering to your future needs. Step inside to find a bright, inviting space with engineered HARDWOOD FLOORING throughout the MAIN and UPPER floors. The gourmet kitchen is a chef's dream, featuring an OVERSIZED island, quartz countertops, a glass tile backsplash, FULL- HEIGHT custom cabinets, and BUILT-IN stainless steel appliances. The walk-through pantry adds convenience, and the expanded breakfast nook opens onto a sunny, south-facing backyard via sliding patio doors. Relax in the cozy living room, complete with a wall-mounted electric fireplace and large picture windows that flood the space with natural light. The main floor also boasts a rear mudroom, a versatile office, and a convenient 2-piece bathroom. The upper level offers a luxurious primary bedroom with a walk-in closet and a spa-inspired 5-piece ensuite that includes IN-FLOOR HEATING and double vanities. Two additional bedrooms, a second 4-piece bathroom, and a central bonus room ensure plenty of living space for your family and guests. The dedicated laundry room adds extra functionality. The undeveloped basement with 9-foot ceilings provides endless possibilities for customization. Outside, enjoy a LARGE DECK with ALUMINUM RAILINGS and a FULLY FENCED backyard. Located in Belmont, a master-planned community in Southwest Calgary, this home offers quick access to parks, green spaces, schools, and shopping. You're minutes away from Macleod Trail and Stoney Trail, with Somerset/Bridlewood LRT...

- Kitchen 11.08 Ft x 15.00 Ft
- Living room 13.92 Ft x 15.08 Ft
- Dining room 13.42 Ft x 10.00 Ft
- Office 5.00 Ft x 6.75 Ft
- Foyer 5.00 Ft x 5.50 Ft

- Primary Bedroom 13.42 Ft x 17.00 Ft
- Bedroom 19.00 Ft x 11.83 Ft
- Bedroom 10.92 Ft x 10.00 Ft
- Other 7.92 Ft x 5.17 Ft
- Bonus Room 9.92 Ft x 13.25 Ft

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

Listing Presented By:



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**(CENTRAL)**

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Pantry 5.25 Ft x 9.25 Ft

Other 6.92 Ft x 8.08 Ft

2pc Bathroom Measurements not available

Laundry room 9.58 Ft x 6.00 Ft

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available