



## 129 Belmont Green Calgary Alberta

\$899,000

FULL PACKAGE HOUSE \* Income Producing Mortgage Helper with Legal Suite\*..... Brand New home never lived in with upstairs 5 Bed + 3.5 Bath + Bonus Room + Living Room + Dining Room + legal basement Suite of 2BED + 1 Bath + Living Room / dining room + Double attached Garage. Excellent upgrades like Main floor bedroom and full washroom with standing shower, Electric fireplace, Metal spindle staircase railing, Black colour hardware for modern aesthetics, chimney hood fan, upgraded stainless steel appliances, extended kitchen countertop with working desk nook. Legal Basement layout is one of his kind built for a comfortable living with a side entrance, 2 bedroom, full bath, separate laundry. The is house is a great investment opportunity for investors, who want to live upstairs and reduce the living expenses by renting the basement. This house is located at a very convenient location close to the future school site and public transit along with that just 3 mins away to hit either stony trail or Macleod trail. Oh..... Did I mention that Somerset C-train station is just 8 to 10 mins drive away and there is public transit available in the community to reach C-Train station. Conveniently located near shopping, dining, and entertainment options, this home offers the perfect balance of tranquility and accessibility. Bath faucets are back ordered by the builder along with few other small details still under process with home builder. Also house comes with full builder and Alberta new home warranty. Buyer will get the \$2000 credit for landscaping by the builder upon completion of work. Call Your Realtor to book a viewing (id:6769)

5pc Bathroom 8.58 Ft x 11.42 Ft  
5pc Bathroom 10.08 Ft x 15.50 Ft  
Bedroom 12.58 Ft x 10.50 Ft  
Bedroom 9.92 Ft x 12.42 Ft  
Primary Bedroom 12.50 Ft x 13.67 Ft  
Other 10.08 Ft x 7.08 Ft  
Family room 13.00 Ft x 12.58 Ft  
Laundry room 7.17 Ft x 5.50 Ft

Bedroom 12.33 Ft x 9.08 Ft  
Kitchen 8.00 Ft x 11.25 Ft  
Living room 12.42 Ft x 9.92 Ft  
3pc Bathroom 8.42 Ft x 5.92 Ft  
Bedroom 11.08 Ft x 8.67 Ft  
Foyer 7.00 Ft x 7.50 Ft  
Kitchen 8.75 Ft x 17.42 Ft  
Living room/Dining room 14.08 Ft x 20.50 Ft

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

Listing Presented By:



Originally Listed by:  
CIR Realty



**Real Estate Professionals Inc.**

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3pc Bathroom 8.83 Ft x 5.50 Ft

Bedroom 9.92 Ft x 15.75 Ft

Bedroom 9.00 Ft x 9.08 Ft