



## 220 Belvedere Drive Calgary Alberta

\$879,900

**\*\*LOW 2.99% MORTGAGE RATE OFFERED BY BUILDER\*\* 3-STOREY | 5-BED | 3.5-BATH | 2,639 sq.ft. | WALKOUT BACKING ONTO NATURAL RESERVE | SEPARATE REAR ENTRANCE | IMMEDIATE POSSESSION\*\*\***

Elevate your living with this 3-storey NEW BUILD by Crystal Creek Homes, situated on a walkout lot backing onto an environmental reserve. Featuring 5 BEDROOMS and 3.5 baths, this home is designed for modern comfort. Step into a spacious, sunlit home with 9-foot ceilings and an open layout ideal for family gatherings. The kitchen boasts tall cabinets, sleek quartz countertops, stainless steel appliances (including GAS RANGE), and a large walkthrough pantry. It connects directly to a PRIVATE DECK, perfect for BBQs and outdoor dining. The dining room boasts designer lighting, while the adjacent great room offers a cozy FIREPLACE. Plus, there's an OVERSIZED GARAGE for a workshop or extra storage. Upstairs, the primary suite is a true retreat WITH AN AMAZING VIEW and has a luxurious ensuite bath and large walk-in closet. Three more bedrooms, a stylish main bath, and upper-floor laundry complete the second level. The THIRD FLOOR offers an additional bedroom with a full bath, ideal for guests or a home office. Plus, there's a BONUS ROOM for more relaxation and entertainment. The third-level bedroom features a BALCONY, offering a peaceful spot to unwind. Downstairs, The WALKOUT BASEMENT opens up to the serene beauty of the environmental reserve and presents an opportunity to create a legal basement suite. Rest easy knowing your investment is protected by The Alberta New Home Warranty Program. Accessible via Stoney Trail, and located near schools, parks, Costco, Cineplex, and the endless amenities of East Hills Plaza, convenience meets comfort here. Don't miss out—schedule your viewing today! (Disclaimer: 2.99% MORTGAGE RATE arranged by the builder. Listing Agents are not mortgage br...

4pc Bathroom 4.92 Ft x 9.67 Ft  
4pc Bathroom 7.92 Ft x 10.08 Ft  
Bedroom 9.17 Ft x 13.58 Ft  
Bedroom 10.42 Ft x 13.08 Ft  
Bedroom 9.25 Ft x 13.58 Ft

4pc Bathroom 4.92 Ft x 8.33 Ft  
Bedroom 10.83 Ft x 14.58 Ft  
Bonus Room 13.08 Ft x 13.25 Ft  
2pc Bathroom 4.83 Ft x 4.75 Ft  
Dining room 13.83 Ft x 10.00 Ft

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

Listing Presented By:



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Laundry room 7.25 Ft x 5.83 Ft  
Primary Bedroom 13.00 Ft x 15.50 Ft

Kitchen 12.00 Ft x 12.75 Ft  
Living room 11.83 Ft x 14.92 Ft