



240 Belmont Boulevard Calgary Alberta

\$629,900

Welcome to this modern 2022-Jayman-built 3-bedroom detached home in the vibrant but peaceful community of Belmont, SW Calgary, offering exceptional value and contemporary living. The main floor features an open-concept layout with luxury vinyl plank flooring, a bright living room, a dining area, a well-equipped kitchen boasting stainless steel appliances, granite countertops, a large island, and a convenient pantry. Upstairs, the spacious master bedroom includes a private 3-piece ensuite, complemented by two additional bedrooms, a 3-piece bathroom, and a laundry room. Sunlight in this home will surely impress you as it feels best especially during winters and north backyard which balances in summer. This property combines style, functionality, and convenience, located near shopping plazas, the Somerset C-Train station, and major routes like Macleod Trail and Stoney Trail. The seller would like to sell the furniture separately. Key Features: Second-level upgrade by the builder Solar paneled will save about 25% on your electricity bills & White (5K) Lights throughout the home Detached two-car garage with EV Charger and an additional electrical panel in the garage RPR is up to date Fully fenced backyard, Fully landscaped backyard with some stones on the side Tankless hot water, Humidifier Chimney hood fan and steel appliances, Gas stove Upgraded black hinges and door handles Two standing showers on the 2nd floor, Toilets with bidets 2 parks for kids nearby, one is Belmont Park and another is Yorkville Park which host movie nights 2 bus stops just a couple of steps away, About 3 mins. Walking distance to a lake Open/Green space right in front of this home for the future school This home is on Blvd so snow on the main road is cleared quickly The smart home can be operated through your mobile device and Alexa NO HOA FEES (id:6769)

Bedroom 10.50 Ft x 9.33 Ft
 Bedroom 10.58 Ft x 9.25 Ft
 3pc Bathroom 4.92 Ft x 8.58 Ft
 Laundry room 5.67 Ft x 3.08 Ft
 Primary Bedroom 11.33 Ft x 13.42 Ft
 Other 5.50 Ft x 5.00 Ft

Other 5.00 Ft x 5.50 Ft
 Living room 15.42 Ft x 13.33 Ft
 Dining room 8.00 Ft x 8.58 Ft
 Kitchen 11.42 Ft x 11.67 Ft
 Other 7.17 Ft x 6.58 Ft
 2pc Bathroom 4.92 Ft x 4.92 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.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

