



## 268 Belvedere Drive Calgary Alberta

\$999,000

\$30K Price Adjustment!!! Discover the exceptional Granada Show Home, where thoughtful design meets modern luxury. Offering 6 bedrooms, 4 bathrooms, and nearly 2,400 sq. ft. of living space, this home is an entertainer's dream. It also features a fully equipped, 749 sq. ft. legal basement suite--perfect for rental income, multi-generational living, or a private retreat for guests. The legal suite has its own private entrance with a concrete pathway, a gourmet kitchen, and a spacious living area ideal for movie nights, a cozy workspace, or a home business. Set on Belvedere's prime final walkout lot, this home backs onto a picturesque environmental reserve, ensuring unobstructed views and privacy with no future developments behind you. The large backyard offers endless possibilities--whether you envision a garden, a play area, or a peaceful outdoor escape. Luxurious Interiors with Premium Upgrade including: Gourmet kitchen with high-end finishes, breathtaking views of the natural reserve. Main floor bedroom and full bathroom for added convenience. The Upper level offers 4 generously sized bedrooms, including a loft retreat--perfect for relaxation or additional living space. The Legal Basement Suite: offers Private entrance with easy access via a concrete pathway. Full kitchen, bedroom, bathroom, and dining area, offering flexibility for renters or family members. This home stands out with its modern farmhouse exterior, irrigation system, upgraded electrical panel, and a designer lighting package. With central air conditioning included, comfort is guaranteed year-round. The Granada is just a 5-minute walk from East Hills Shopping Centre, home to Costco, Walmart, Starbucks, HomeSense, and more. With outstanding walkability and access to everyday amenities, it's a prime location that perfectly balances lifestyle and convenience. This is a rare opportunity to own the last w...

Family room 18.00 Ft x 12.50 Ft

Dining room 8.92 Ft x 8.00 Ft

Kitchen 12.50 Ft x 9.58 Ft

Furnace .00 Ft x .00 Ft

Laundry room 8.42 Ft x 4.33 Ft

Bedroom 12.17 Ft x 10.58 Ft

Foyer 11.17 Ft x 4.58 Ft

Other 5.58 Ft x 5.58 Ft

Bedroom 9.92 Ft x 9.58 Ft

4pc Bathroom .00 Ft x .00 Ft

Bonus Room 16.83 Ft x 13.00 Ft

Laundry room 8.42 Ft x 5.42 Ft

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

Listing Presented By:



Originally Listed by:  
KIC Realty



**Real Estate Professionals Inc.**

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

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

4pc Bathroom .00 Ft x .00 Ft

Kitchen 16.75 Ft x 8.50 Ft

Dining room 10.00 Ft x 8.50 Ft

Living room 16.08 Ft x 12.92 Ft

Primary Bedroom 13.00 Ft x 12.92 Ft

Bedroom 12.83 Ft x 9.92 Ft

Bedroom 15.25 Ft x 8.75 Ft