



# 31 Belvedere Green Calgary Alberta

\$759,900

HUGE PRICE REDUCTION for QUICK SALE!!! Check out this UPGRADED BRAND NEW exquisite home which comes with WARRANTY available for immediate possession in the highly sought-after and vibrant neighbourhood of Belvedere. Showcasing 3 Bedrooms, 2.5 Bathrooms, FLEX ROOM / OFFICE, a huge BONUS ROOM on the upper floor, and a SIDE ENTRY to the Basement. As soon as you step through, you'll discover a sophisticated and contemporary ambiance with 9 ft knock down ceiling, Luxury Vinyl Plank flooring throughout the main living area and into an open concept style floor plan. A well appointed gourmet kitchen with sleek finishes including full height cabinetries, QUARTZ countertop up against white tile backsplash, Chimney Hood Fan, GAS STOVE, stainless steel appliances, huge center island, and walk through pantry. Opening up to a spacious living room and separate dining area truly a space meant for entertaining. This floor also offers a flex room that could easily be used as an office for the work at home professional or can be converted into another bedroom. On the upper level, you will find the Primary Bedroom complete with massive Walk-in Closet as well as own Ensuite. There are 2 generous size secondary bedrooms, along with a HUGE BONUS ROOM, a laundry room and another full bath. Separate SIDE ENTRY leads you to the undeveloped basement with 3 egress windows, 9 ft ceiling, ROUGH-INS for SECONDARY LAUNDRY, WET BAR and WASHROOM offering an opportunity to finish to your own needs or possibly create an income revenue. Location is key, walking distance East Hills Shopping Center with multiple restaurants, Walmart , Costco , Cineplex Odeon, Walk-in clinic, playgrounds, parks, and many other upcoming features of Belvedere community. Easy access to Stoney Trail as well. Be the proud owner of this brand new beautiful house! (id:6769)

4pc Bathroom 8.25 Ft x 4.92 Ft  
 4pc Bathroom 8.25 Ft x 9.75 Ft  
 Bedroom 10.50 Ft x 12.58 Ft  
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 Bonus Room 18.00 Ft x 13.83 Ft  
 Laundry room 8.25 Ft x 6.00 Ft

Other 10.50 Ft x 5.42 Ft  
 2pc Bathroom 3.00 Ft x 6.92 Ft  
 Dining room 10.92 Ft x 9.42 Ft  
 Kitchen 10.50 Ft x 10.83 Ft  
 Living room 12.08 Ft x 16.25 Ft  
 Other 9.25 Ft x 8.50 Ft

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

Listing Presented By:



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Primary Bedroom 12.08 Ft x 12.33 Ft

Office 9.92 Ft x 8.75 Ft