



## 56 Belmont Terrace Calgary Alberta

\$789,000

Stunning-Custom built Trico award winning floor plan with double attached garage in popular friendly Community of Belmont!! Backing onto GREEN-SPACE WITH A DOWNTOWN VIEW!! Welcome to this exceptional 2-storey home. This property boasts a unique layout that sets it apart in the neighborhood. Spacious living is offered with over 2,500 sqft of developed space, 9ft ceilings on the main, 2.5 -bathrooms, grand BONUS ROOM, with vaulted ceilings, and a Convenient main floor DEN/OFFICE, and all this with custom finishes. As you enter inside this home you are greeted by spacious foyer leading you to an inviting open concept layout with abundance of natural light. The living room features a cozy gas fireplace with sleek tile surround and mantle, and large windows creating a warm and welcoming space. The main floor DEN/OFFICE flows nicely with the rest to provide you that option to work from home, and all of this is Covered by gorgeous modern wide plank laminate flooring. The Kitchen is a chefs dream and offers large quartz center island perfect for casual dining, along with spacious dining area for family meals. The custom kitchen cabinets are raised all the way up to 9ft ceiling with quartz countertop, with herring bone backsplash. Plenty of storage space, stainless steel appliance package, with a built-in oven and a microwave. Convenient walk-through pantry, all modern upgraded light fixtures. Huge mud room to keep everything organized and a 2pc bath completes the main floor. The second floor is perfect for a growing family, featuring, large bright bonus room with vaulted ceiling, 3-generous sized bedrooms all on opposite sides of the upper floor, for that extra privacy, a convenient main 5pc bath with quartz double vanity, and everyone's dream an upper floor laundry room. The primary bedroom is a true retreat, offering a huge walk-in closet with built-in custom shelv...

Primary Bedroom 13.92 Ft x 17.33 Ft

5pc Bathroom 10.58 Ft x 14.75 Ft

Other 10.67 Ft x 9.17 Ft

Laundry room 10.58 Ft x 6.00 Ft

Bonus Room 18.17 Ft x 16.33 Ft

4pc Bathroom 5.58 Ft x 9.83 Ft

Other 9.42 Ft x 9.92 Ft

2pc Bathroom 5.00 Ft x 4.92 Ft

Other 4.92 Ft x 8.75 Ft

Pantry 5.33 Ft x 9.17 Ft

Kitchen 12.83 Ft x 13.67 Ft

Dining room 12.92 Ft x 9.42 Ft

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Listing Presented By:



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Century 21 Bamber Realty LTD.



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Bedroom	9.25 Ft x 14.00 Ft	Living room	12.00 Ft x 17.00 Ft
Bedroom	9.25 Ft x 14.00 Ft	Office	7.00 Ft x 9.00 Ft
Recreational, Games room	23.75 Ft x 40.92 Ft	Other	12.17 Ft x 18.75 Ft