



## 59 Belmont Gardens Calgary Alberta

\$649,900

MAJOR PRICE REDUCTION! Welcoming curb appeal and an expansive front veranda set the tone for this beautifully finished home in the family-friendly community of Belmont. Thoughtfully designed for real life, this 5-bedroom, 4-bathroom home offers both flexibility and style, featuring a modern open-concept layout, timeless finishes and a sunny south-facing backyard. Wide plank flooring, extra pot lights and upgraded black metal stair railings add to the upscale feel, while the spacious living area flows seamlessly into the kitchen and dining room. The kitchen is as functional as it is beautiful, with stone countertops, rich cabinetry, a split granite sink with garburator, under-cabinet lighting, an upgraded glass hood fan, a large peninsula island with casual seating, a walk-in pantry and a window over the sink that looks out over the yard, perfect for keeping an eye on kids playing outside. A built-in BBQ gas line adds convenience for outdoor cooking. The central dining area is anchored by designer lighting and positioned for effortless entertaining, while the rear mudroom connects the indoors to the backyard and huge 10x10 deck. The fully fenced yard offers low-maintenance landscaping and leads to a builder-built, insulated and drywalled double garage with a concrete foundation and paved lane access. A rare main floor bedroom with a full 3-piece bathroom offers exceptional flexibility for guests, anyone with mobility needs, or a private home office. Upstairs, upgraded large windows bring in even more natural light, while the bright primary bedroom includes a walk-in closet and a 3-piece ensuite for ultimate privacy. Two additional bedrooms share a full 4-piece bathroom and the laundry area with a utility sink and extra storage is conveniently located on this level. The finished basement adds significant living space with a large recreation room that can be divided i...

Recreational, Games room 24.00 Ft x 14.33 Ft

Furnace 14.00 Ft x 5.92 Ft

Bedroom 11.92 Ft x 11.33 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Foyer 7.75 Ft x 4.58 Ft

Living room 12.00 Ft x 14.83 Ft

Bedroom 9.33 Ft x 11.58 Ft

3pc Bathroom 7.92 Ft x 4.92 Ft

Other 5.42 Ft x 4.75 Ft

Laundry room 8.75 Ft x 5.33 Ft

Primary Bedroom 13.17 Ft x 12.92 Ft

Other 8.83 Ft x 5.58 Ft

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Listing Presented By:



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Dining room 9.33 Ft x 12.67 Ft  
Kitchen 12.67 Ft x 9.83 Ft  
Other 6.17 Ft x 5.83 Ft  
Pantry 5.83 Ft x 4.42 Ft

Bedroom 12.00 Ft x 9.42 Ft  
Bedroom 13.42 Ft x 9.17 Ft  
3pc Bathroom 9.08 Ft x 4.92 Ft