



# 18 Belvedere Point Calgary Alberta

\$879,900

Open House on Saturday between 2 pm to 6 pm. Modern and sophisticated like-new home , over 3400 sq feet developed area, with 4 above grade bedrooms plus a den on main floor , 3 full baths and a legal 2 bedroom suite, Separate entrances and separate laundry offer ultimate privacy between the basement and upper levels making it ideal as a rental opportunity or for extended family members ( currently rented for \$1450 + 40% utilities per month). The main floor is bright and open with a casually elegant design bathed in natural light. Sit back and relax in front of the sleek fireplace in the inviting living room with clear sightlines promoting unobstructed conversations. The kitchen inspires culinary adventures featuring stone countertops, timeless subway tile, stainless steel appliances, full-height cabinets, a pantry for extra storage and a large centre island allowing a ton of prep and gathering space. A separate spice kitchen is well equipped with loads of storage, a second stove, sink and beverage fridge making it perfect for catered parties and large-scale entertaining. Overlooking the backyard, the sunshine-filled dining room has ample space to connect over a delicious meal. French doors open to the den ideal as a home office or even an additional bedroom thanks to there also being a 3-piece bathroom on this level. Convene in the upper level bonus room and enjoy engaging movie and game nights with family and guests. Escape at the end of the day to the calming oasis of the primary bedroom boasting a large walk-in closet and a lavish ensuite with dual sinks. 3 additional bedrooms are on this level sharing the 5-piece main bathroom, no more listening to the kids fight over the sink! Laundry is also conveniently located on this level. Completely private from the upper levels the 2 bedrooms legally suited basement creates great income potential or a beautiful and priv...

Bedroom 13.67 Ft x 14.00 Ft

Laundry room 3.00 Ft x 3.58 Ft

Bedroom 8.42 Ft x 14.00 Ft

3pc Bathroom .00 Ft x .00 Ft

Kitchen 12.75 Ft x 11.50 Ft

Family room 13.75 Ft x 14.58 Ft

Bedroom 9.83 Ft x 9.83 Ft

Foyer 12.92 Ft x 6.67 Ft

Living room 15.08 Ft x 14.50 Ft

Other 5.17 Ft x 11.25 Ft

5pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

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Listing Presented By:



Originally Listed by:  
RE/MAX Complete Realty

### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

**3pc Bathroom** 7.83 Ft x 7.08 Ft  
**Dining room** 8.83 Ft x 14.50 Ft  
**Kitchen** 14.58 Ft x 17.08 Ft  
**Other** 5.08 Ft x 10.92 Ft

**Bedroom** 10.08 Ft x 10.50 Ft  
**Laundry room** 9.00 Ft x 5.75 Ft  
**Other** 5.08 Ft x 11.58 Ft