



# HARDIE BOARD SIDING



## 200 Belvedere Boulevard Calgary Alberta

\$387,660

CURRENT PROMO: \*FREE condo fees for 1 year\* \*Purchase a titled parking stall \$1.00 (usually valued at \$5000)\* Built with longevity in mind, this brand new 2-bedroom, 2.5-bathroom townhome is built to stand the test of time. From the ground up, the Essex is built with a 4" THICK SLAB Poured with sulphate-resistant concrete--a rare construction upgrade that minimizes deterioration and extends the life of your home. The exterior uses a BRICK CLADDING SYSTEM WITH RAIN SCREEN BEHIND HARDIE SIDING for unmatched protection against moisture. With ENGINEERED FLOOR JOISTS, durable 30-YEAR ARCHITECTURAL SHINGLES, and top-tier exterior materials like HARDIE BOARD SIDING and ALUMINUM SOFFITS, you can enjoy peace of mind knowing this home is designed to minimize future maintenance--unlike many other townhome developments. Step inside to soaring 10' MAIN FLOOR CEILINGS AND 9' UPPER FLOOR CEILINGS, filling your space with natural light through BLACK LAMINATED PVC DOUBLE-GLAZED WINDOWS. The open-concept main floor showcases a STAINED FEATURE WALL, a dedicated PANTRY CLOSET AND STUDY NOOK, plus LUXURY VINYL PLANK FLOORING throughout for durability and warmth. The kitchen includes QUARTZ COUNTERTOPS, FULL-HEIGHT CERAMIC TILE BACKSPLASH, TALL UPPER CABINETS WITH UNDER-CABINET VALANCE LIGHTING, AND A PREMIUM SAMSUNG STAINLESS STEEL APPLIANCE PACKAGE--featuring a FRENCH DOOR FRIDGE WITH BUILT-IN WATER PITCHER and a SELF-CLEANING SMOOTH-TOP RANGE. Upstairs, two bedrooms each enjoy private balcony access, while bathrooms feature QUARTZ COUNTERS, SPA-INSPIRED FULL-HEIGHT CERAMIC TILE SURROUNDS, AND 24x12" TILE FLOORING. Everyday convenience is built in with LINEN AND WASHER + DRYER CLOSETS, AUTOMATED ZEBRA BLINDS, VINYL DECKING WITH ALUMINUM RAIL + GLASS PANELS, AND FULL LANDSCAPING. Located in Belvedere--one of Calgary's fastest-growing communities--the Essex is surrounded by new schools,...

Living room 10.83 Ft x 13.42 Ft

Kitchen 11.17 Ft x 13.00 Ft

Dining room 9.17 Ft x 9.50 Ft

Primary Bedroom 11.33 Ft x 12.42 Ft

5pc Bathroom 7.33 Ft x 5.50 Ft

Bedroom 10.08 Ft x 8.92 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

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Study 3.75 Ft x 4.00 Ft

2pc Bathroom 5.00 Ft x 4.75 Ft

Other 11.58 Ft x 7.83 Ft

3pc Bathroom 7.33 Ft x 5.00 Ft

Other 7.25 Ft