



276 Belvedere Drive Calgary Alberta

\$779,900

| 4-BedROOMS | WALK OUT BASEMENT | 2,136 sq. ft. | 9' Ceilings | Modern Finishings | New Home Warranty.

Come home to 276 Belvedere Drive SE! This contemporary, never-lived-in masterpiece home offers 2,136 sq. ft of open living space with 9 ft ceilings, warm luxury vinyl plank flooring, and a bright and inviting layout. Enjoy a chef's dream kitchen with Chimney Hood Fan, gas range, and stainless-steel appliances. The massive island with elegant quartz countertops and an under-mount sink is perfect for entertaining and flanks a grand and spacious living room with a cozy electric fireplace and abundant windows. 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. Upstairs you'll find a large master suite that includes a luxurious DUAL VANITY ensuite and walk-in shower, and an oversized walk-in closet. THREE other sizeable bedrooms, a main dual vanity bathroom, a convenient laundry area, and a perfectly sized central bonus room complete the upper floor. This professionally designed home will be complete with a WALKOUT BASEMENT WITH 9-ft-foundation, and rough-in basement bathroom to accommodate a legal suite (subject to approval and permitting by the city of Calgary), a double-car garage, and full BUILDER WARRANTY for your peace of mind. Located in the growing southeast community of Belvedere near schools, parks, a movie theatre, and abundant shopping and restaurants at East Hills Plaza, this home has it all! Why spend 8-12 months building your new house when you can have a perfectly curated new home AVAIABLE, Be the proud owner of this brand new beautiful house!

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Bedroom 8.42 Ft x 12.67 Ft
 Bedroom 9.17 Ft x 14.25 Ft
 Bedroom 9.92 Ft x 10.42 Ft
 4pc Bathroom 9.00 Ft x 4.92 Ft
 Bonus Room 11.92 Ft x 14.33 Ft
 Laundry room 8.50 Ft x 6.08 Ft
 Primary Bedroom 12.00 Ft x 13.92 Ft

5pc Bathroom 10.50 Ft x 10.75 Ft
 Living room 16.42 Ft x 12.00 Ft
 Dining room 10.92 Ft x 9.67 Ft
 Kitchen 10.92 Ft x 10.83 Ft
 Pantry 6.92 Ft x 5.92 Ft
 Den 11.92 Ft x 10.58 Ft
 Other 10.67 Ft x 8.25 Ft

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Listing Presented By:



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Other 10.58 Ft x 7.42 Ft

2pc Bathroom 6.92 Ft x 2.92 Ft