



## 296 Belmont Boulevard Calgary Alberta

\$660,300

Welcome to this exceptional 2 storey laned home blending the aesthetics of modern sophistication and classic styling. Formerly a SHOWHOME, this property is designed for those who appreciate style, functionality and want a home that will impress! \*Spacious Living: Enjoy 2 generous bedrooms plus a versatile loft that can be used as a home office, media space, bonus room etc. Convenient upper laundry. Gorgeous ensuite with dual basin sinks and a custom tile shower. \*Grand Great Room: Open-to-above design, allowing natural light to flood in through large windows, creating a warm and inviting atmosphere along with the fireplace feature with mantle, tile surround and raised hearth. \*Gourmet Kitchen: Featuring elegant Caesarstone concrete countertops, upgraded black and gold hardware, lighting and fixtures, stainless steel appliance package includes a gas stove and modern tile that perfectly complements the overall aesthetic. \*Home Management & Beverage Centre: Equipped with built-ins and a bar fridge to help you organize and entertain with ease. \*Stylish Touches: Experience the perfect blend of industrial and boho decor, highlighted by white oak flooring, upgraded railings, black and gold touches. \*Outdoor Details: Step outside onto your finished deck, complete with a gas line for your BBQ, and convenience of a bus stop right out front. \*Comfort & Ease: Enjoy central air for those warm summer days and irrigation lines for ease of keeping the plants in bloom. \*Window Treatments: Hunter Douglas blinds throughout provide both style and privacy. \*Gemstone Lights: Illuminate your outdoor space with these eye-catching lights, adding a touch of magic to your evenings all year round! \*Just move in, style included. (id:6769)

Other 5.08 Ft x 7.67 Ft

Living room 16.33 Ft x 14.92 Ft

2pc Bathroom Measurements not available

Other 5.58 Ft x 7.33 Ft

Kitchen 15.25 Ft x 12.42 Ft

Dining room 11.50 Ft x 12.92 Ft

Pantry 4.75 Ft x 5.67 Ft

Loft 9.25 Ft x 10.17 Ft

Laundry room 3.75 Ft x 5.58 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

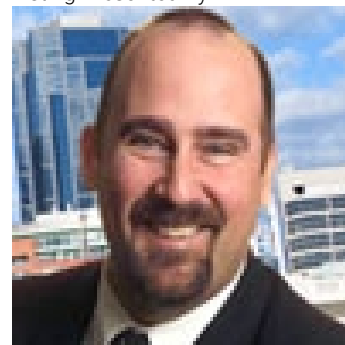
Other 4.25 Ft x 3.58 Ft

Other 4.67 Ft x 5.33 Ft

Primary Bedroom 12.00 Ft x 13.25 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Ally Realty

<http://www.michelleprimeau.com>

**RE/MAX Realty Professionals**

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Other 9.83 Ft x 5.58 Ft

Bedroom 9.08 Ft x 9.75 Ft