



# 35 Belvedere Crescent Calgary Alberta

\$679,000

1863 SQ.FT. | 4 BEDS | 3.5 BATHS | MAIN FLOOR BED & BATH | SPICE KITCHEN | REAR DECK | HARDIE BOARD SIDING | SIDE ENTRANCE + 9" BASEMENT CEILING | BONUS ROOM | SOUTH FACING BACKYARD | FRONT LANDSCAPING INCLUDED | Built by Crystal Creek Homes, this brand new home delivers an open layout and upgraded features hard to match at this price point in Belvedere. With 4 bedrooms and 3.5 baths, including a main-floor bedroom and full bath, it offers flexibility for guests, extended family or a private office. The open concept main level is bright and welcoming, anchored by a great room with fireplace and a modern kitchen complemented by a spice kitchen that keeps prep separate from entertaining. Upstairs, a central bonus room creates separation between the bedrooms, adding privacy for families. Durable Hardie board siding enhances curb appeal, while the separate side entrance with 9' foundation provides excellent future potential for a legal basement suite, subject to City approval and permitting. A finished 10'x10' deck and south facing backyard extends your living space outdoors, and the quiet street location places you steps from the future school site and soccer field, with quick access to Costco, Walmart, Cineplex, restaurants, shopping, Chestermere and Stoney Trail. Backed by a full builder warranty, this is a smart opportunity in one of Calgary's growing southeast communities. Book your showing today. (id:6769)

4pc Bathroom 5.00 Ft x 7.50 Ft  
Bedroom 9.67 Ft x 11.33 Ft  
Dining room 6.08 Ft x 9.00 Ft  
Kitchen 14.75 Ft x 18.58 Ft  
Great room 12.17 Ft x 16.33 Ft  
Other Measurements not available  
3pc Bathroom 9.33 Ft x 5.00 Ft

4pc Bathroom 5.33 Ft x 8.17 Ft  
Primary Bedroom 13.00 Ft x 15.92 Ft  
Bedroom 9.42 Ft x 10.00 Ft  
Bedroom 9.25 Ft x 12.25 Ft  
Laundry room 6.00 Ft x 5.58 Ft  
Bonus Room 13.58 Ft x 11.75 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<https://hudsonrealestate.ca/>

**RE/MAX Realty Professionals**

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