



## 35 Belmont Drive St. Albert AB

\$955,000

Prestigious 2-story in highly sought-after Braeside! Over 3,100 sqft of living space. Bright and spacious open-concept main floor boasting a thrilling chef's kitchen with luxury quartz, high-end s/s appliances, lots of cupboards & cabinets, walk-through butler's pantry, den room/office, half-bath, dining area, family room with fully tiled fireplace wall, night-mode light & in-ceiling audio. Upstairs you'll find a bonus room, primary bedroom with ensuite, soaking tub, rainfall shower and dream walk-in closet. Two bedrooms, laundry room with cabinets and a full bath completes second floor. The basement features a gym room, wet bar and 4th bedroom. Enjoy night-mode light & theatre-ready setup in basement. Modern design with 9ft ceilings, luxury floorings, open staircase, plenty of pot lights, big windows, a massive deck and sleek stucco exterior. The double oversized detached garage is EV and heater ready. Completed Landscaping. Quiet tree-lined street, close to river valley, downtown and more. A must see!

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