

**94 Belvedere Green SE
Calgary, Alberta**

MLS # A2168690



\$829,900

Division:	Belvedere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,591 sq.ft.	Age:	2021 (3 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Street Lighting, Recta		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Backing Onto Greenspace | Beside Future School | 2591SqFt | Loaded with Luxurious Finishes | Main Level Bedroom & 3pc Bath | Chef's Kitchen | Frigidaire Professional Appliances | Sub Zero Refrigerator | Quartz Countertops | Full-Height, Two Toned Cabinets | Electric Fireplace | 2 Primary Bedrooms Upstairs | Upper Level Bonus Room | Upper Level Laundry | Central AC | 9Ft Ceilings on Main & Basement Levels | Vinyl Plank Flooring | Side Entry to Basement | Large East Facing Backyard | Front Attached Double Garage | Driveway. Welcome to this stunning 2-storey family home boasting 2591 SqFt throughout the main and upper levels with an additional 1036 SqFt in the unfinished basement. Open the front door to a grand front living room great for day seating with guests. The high ceilings, wide plank flooring, large windows and recessed lighting all compliment this home. The main level bedroom, currently being used as an office is a great addition for anyone with a large family. A 3pc bath is near with a walk-in shower. The open floor plan kitchen, dining and family rooms make this the perfect home for hosting friends and family. The chef's kitchen is outfitted with quartz countertops, full height cabinets, a farmhouse sink, stainless steel appliances, a 6 burner gas stove, sub zero refrigerator and a corner pantry for dry goods! The kitchen is centred with a large island with space for barstool seating. The dining room is paired with sliding glass doors that lead to the back patio and yard. The living room is centred with an electric fireplace adding both style and comfort! The fireplace is accented with a floor to ceiling blue accent wall behind. The main level is complete with a mudroom with storage off the interior garage door. Upstairs has 2 primary bedrooms & 2 additional bedrooms, a bonus room and laundry room! The primary bedroom opens with

French doors to a personal oasis with a walk-in closet and 5pc ensuite bath. The walk-in closet has custom built-ins for easy organization! The 5pc ensuite has a quartz countertop double vanity, deep soaking tub and walk-in closet. The 2nd primary bedroom has a walk-in also with organizers and a private 3pc ensuite bath with a walk-in shower. Bedrooms 3 & 4 on this upper level are both a great size and these share the main 4pc bath with a tub/shower combo. The upper level bonus room is a treat for relaxing in the evenings in a plush and comfortable space. The laundry room upstairs is every home owner's dream as its near all the bedrooms! Downstairs is an unspoiled basement with a separate side entrance ready to be transformed into a space that fits your family's needs. Already outfitted with a separate side entry, the opportunities here are vast! Outside is a great sized backyard perfect for the warm summer months! The front attached double garage and driveway allow for 4 vehicles to be parked at any time plus street parking is readily available too. Hurry and book a showing at this incredible home today!