

**82 Belvedere Green SE**  
**Calgary, Alberta**

**MLS # A2186255**



**\$859,000**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,456 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Street Light		

<b>Heating:</b>	Central, High Efficiency, Exhaust Fan, Fireplace(s), Hot Water, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Bidet, Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Gemstone Exterior Lights, Sprinkler Irrigation system with control box, Garage Heater and air conditioner, Wine cooler.		

For additional information, please click Brochure button below. 4Bed, 3Bath, 2458 Sqft, Loaded with premium upgrades, Spice kitchen, Heated & AC garage, Gemstone exterior lights, Auto sprinkler system, Main level office/den, Bonus room, Upgraded quartz countertops, Electric fireplace, Wallpapers, 9&rsquo; Ceiling, Dehumidifier & humidifier installed, Backing onto green space, Fully Landscaped lot, Central AC, Premium window curtains, Wine cooler, Front attached double garage. This former show home offers premium upgrades, saving you costly additions later. The main floor features a spacious foyer, living room with electric fireplace, and a well-equipped kitchen with a spice kitchen and pantry. There's also a full bathroom, office/den, and high-end details like wallpapers, premium curtains, and a wine cooler. The heated & cooled garage ensures comfort year-round. Upstairs, the master suite includes a freestanding bathtub, separate shower, and three bedrooms. A bonus room, double vanity bathroom, and laundry room complete this level. The unspoiled basement awaits your vision. Outdoors, enjoy a landscaped yard, concrete patio, built-in barbecue line, and green space for privacy. Located in a peaceful, family-friendly area, this home is a perfect retreat. The Alberta New Home Warranty Program ensures your investment is protected.