

195 Belvedere Crescent SE
Calgary, Alberta

MLS # A2206967



\$659,900

Division:	Belvedere		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,764 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, See Remarks	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Separate Entrance		

Inclusions: NONE

Stunning Brand-New Home in the Heart of Belvedere ‐ 2025 Built! Welcome to this elegant and modern 4-bedroom, 3-bathroom home, thoughtfully designed with luxury upgrades and an open-concept layout. Located in the highly sought-after Belvedere community, this home offers convenience, style, and functionality, making it perfect for families and professionals alike! Main Floor Highlights: Versatile Main Floor Bedroom & Full Bathroom ‐ Ideal for guests, seniors, or a home office. Gourmet Kitchen ‐ Featuring a huge center island, quartz countertops, stainless steel appliances, double-door refrigerator, and ample pantry storage.

Bright & Spacious

Layout ‐ The open-concept kitchen, dining, and living area is perfect for entertaining. Separate Side Entrance to Basement ‐ Offering future suite potential or a customized living space. Upper Floor Retreat: Luxurious Primary Bedroom ‐ Complete with a 5-piece ensuite, double vanities, and a walk-in closet. Two Additional Spacious Bedrooms ‐ Great for family members or guests. Second Full Bathroom & Laundry Room ‐ Designed for convenience and ease. Basement ‐ Your Creative Space! Unfinished with Rough-Ins ‐ A blank canvas for your dream design, whether it's a legal suite, home gym, or recreation area. Large Windows & Natural Light ‐ Making it a bright and inviting space. Prime Location ‐ Steps Away From Everything! Walking distance to Walmart, Costco, banks, restaurants (McDonald's, Subway), Dollarama, and more! Quick access to Stoney Trail, Highway 1, and Deerfoot Trail for easy commuting. Don’t miss out on this incredible opportunity! Contact us today to book a showing and

make this stunning home yours!