

296 Belmont Boulevard SW
Calgary, Alberta

MLS # A2186222



\$620,000

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,719 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Blinds

SPRING SALE, PRICE REDUCED! Welcome to this exceptional 2 storey laned home blending the aesthetics of modern sophistication and classic styling. Formerly a SHOWHOME, this property is designed for those who appreciate style, functionality and want a home that will impress! ***Spacious Living:** Enjoy 2 generous bedrooms plus a versatile loft that can be used as a home office, media space, bonus room etc. Convenient upper laundry. Gorgeous ensuite with dual basin sinks and a custom tile shower. ***Grand Great Room:** Open-to-above design, allowing natural light to flood in through large windows, creating a warm and inviting atmosphere along with the fireplace feature with mantle, tile surround and raised hearth. ***Gourmet Kitchen:** Featuring elegant Caesarstone concrete countertops, upgraded black and gold hardware, lighting and fixtures, stainless steel appliance package includes a gas stove and modern tile that perfectly complements the overall aesthetic. ***Home Management & Beverage Centre:** Equipped with built-ins and a bar fridge to help you organize and entertain with ease. ***Stylish Touches:** Experience the perfect blend of industrial and boho decor, highlighted by white oak flooring, upgraded railings, black and gold touches. ***Outdoor Details:** Step outside onto your finished deck, complete with a gas line for your BBQ, and convenience of a bus stop right out front. ***Comfort & Ease:** Enjoy central air for those warm summer days and irrigation lines for ease of keeping the plants in bloom. ***Window Treatments:** Hunter Douglas blinds throughout provide both style and privacy. ***Gemstone Lights:** Illuminate your outdoor space with these eye-catching lights, adding a touch of magic to your evenings all year round! Enjoy a visit today, you'll be impressed!