

116 Belvedere Drive SE  
 Calgary, Alberta

MLS # A2191797



**\$899,000**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,387 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind, Landscaped		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

This elegant home, situated in the highly desirable community of Belvedere, is built on a premium walkout/sunshine lot backing onto a serene pond and walking path. Offering six bedrooms, an office, four full bathrooms, a spacious bonus room, and a double attached garage, this stunning residence is designed for both luxury and comfort. The main floor features an open-concept design that welcomes abundant natural light. Highlights include 9-ft ceilings, a spacious living area, a full bathroom, a gourmet kitchen with a gas range, a built-in microwave, an upgraded refrigerator with a touch panel screen, and a large pantry. The separate office can easily be converted into an additional bedroom. Premium finishes include luxury vinyl plank flooring, quartz countertops, and stainless steel appliances. A/C rough-ins are also included. The upper level boasts four generous bedrooms, a huge family room, a laundry room, and two full bathrooms and main level has one full bathroom. Beautiful wallpapers and artistic wall décor enhance the home's charm. The fully finished walkout basement features a legal two-bedroom with a private entrance, backing directly onto the picturesque pond and wetland. The basement is currently rented, providing an excellent income opportunity. Conveniently located within walking distance of a major shopping plaza, including Costco, banks, restaurants, and a Cineplex, this home offers easy access to all amenities. It is just one minute from major highways and seven minutes from Chestermere Lake, with a bus stop nearby. Experience luxury living in a tranquil setting, where every detail is thoughtfully designed for comfort and elegance.