

**268 Belvedere Drive SE  
Calgary, Alberta**

**MLS # A2174640**



**\$999,000**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,367 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R-1s
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		

**Inclusions:** N/A

**\$30K Price Adjustment!!!** Discover the exceptional Granada Show Home, where thoughtful design meets modern luxury. Offering 6 bedrooms, 4 bathrooms, and nearly 2,400 sq. ft. of living space, this home is an entertainer's dream. It also features a fully equipped, 749 sq. ft. legal basement suite—perfect for rental income, multi-generational living, or a private retreat for guests. The legal suite has its own private entrance with a concrete pathway, a gourmet kitchen, and a spacious living area ideal for movie nights, a cozy workspace, or a home business. Set on Belvedere's prime final walkout lot, this home backs onto a picturesque environmental reserve, ensuring unobstructed views and privacy with no future developments behind you. The large backyard offers endless possibilities—whether you envision a garden, a play area, or a peaceful outdoor escape. Luxurious Interiors with Premium Upgrade including: Gourmet kitchen with high-end finishes, breathtaking views of the natural reserve. Main floor bedroom and full bathroom for added convenience. The Upper level offers 4 generously sized bedrooms, including a loft retreat—perfect for relaxation or additional living space. The Legal Basement Suite: offers Private entrance with easy access via a concrete pathway. Full kitchen, bedroom, bathroom, and dining area, offering flexibility for renters or family members. This home stands out with its modern farmhouse exterior, irrigation system, upgraded electrical panel, and a designer lighting package. With central air conditioning included, comfort is guaranteed year-round. The Granada is just a 5-minute walk from East Hills Shopping Centre, home to Costco, Walmart, Starbucks, HomeSense, and more. With outstanding walkability and access to everyday amenities, it's a prime location that

perfectly balances lifestyle and convenience. This is a rare opportunity to own the last walkout home in Belvedere, backing onto the tranquil beauty of an environmental reserve. Don't let this chance pass you by—secure your place in this exclusive community today! Act quickly—this one won't last!