

**88 Belmont Terrace SW  
Calgary, Alberta**

**MLS # A2177193**



**\$865,000**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,237 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Garden, Landscaped, S		

<b>Heating:</b>	Fireplace Insert, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

Welcome to the stunning 88 BELMONT TERRACE—a beautifully designed home that combines style, function, and modern luxury. Step inside and be greeted by a spacious foyer with ample closet space. To the right, you’ll find a gorgeous office/den featuring a striking accent wall and french glass-frosted doors for added privacy. The main level boasts luxury vinyl plank flooring throughout, creating a seamless and elegant flow. The heart of the home is the chef-inspired kitchen, which will leave you in awe with its oversized island, large enough to comfortably accommodate 4 or more stools. The island also features a sleek silgranit sink. Additional highlights include under-cabinet lighting, a beverage fridge, ceiling-height cabinetry, quartz countertops, a timeless backsplash, and stainless steel appliances—all designed to make cooking and entertaining a breeze. The open-concept space flows effortlessly into the great room, where you can enjoy the beauty of a floor-to-ceiling electric fireplace, large windows, and high ceilings—perfect for large gatherings and family events. This level is complete with a walk-through double pantry, a mudroom, a cozy dining area, and a convenient half-bath. Upstairs, retreat to the spacious primary bedroom at the rear of the home, featuring a luxurious ensuite with a free-standing bathtub, double sinks, quartz countertops, and a sleek glass shower. The walk-in closet leads directly into the large laundry room for ultimate convenience. Two additional well-sized bedrooms, a full 4-piece bathroom, and a stunning bonus room with cathedral ceilings complete the upper floor. The fully finished basement offers a fantastic space for entertaining or family activities, featuring a large bedroom, a media/games area, and a full 4-piece bathroom. There’s also a generous storage area to keep everything organized.

Air-conditioning provides an added comfort to the home. Step outside to the oversized deck with metal railing, perfect for enjoying the warmer months. The fully-fenced yard provides privacy and security, BBQ gas line, and lovely garden beds enhance the outdoor experience. This home backs onto a paved walking trail and is just steps away from a baseball diamond, soccer fields, a future school, and the Belmont Park Playground. Located in the family-friendly community of Belmont, this home is close to all the amenities you need, including public transit and major roadways. This move-in ready home is waiting for its new family&mdash;don&rsquo;t miss your chance to make it yours!