

**82 Belvedere Green SE**  
**Calgary, Alberta**

**MLS # A2186255**



**\$859,000**

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,456 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Street Light		

<b>Heating:</b>	Central, High Efficiency, Exhaust Fan, Fireplace(s), Hot Water, Humidity Control, Natural Gas	<b>Water:</b>	
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Bidet, Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Gemstone Exterior Lights, Sprinkler Irrigation system with control box, Garage Heater and air conditioner, Wine cooler.		

For additional information, please click Brochure button below. Welcome to this stunning former showhome, designed with elegance and functionality in mind. Occupied for just two months, it offers the fresh, new home experience you've been looking for, with a one-year builder's warranty valid until August 2025 for your peace of mind. This home is loaded with premium upgrades, including a spice kitchen with pantry, heated & cooled garage, gemstone exterior lights, auto sprinkler system, and central AC. Inside, enjoy high-end features such as upgraded quartz countertops, an electric fireplace, a main floor office/den, a bonus room, premium window curtains, and a wine cooler. The main floor also includes a full bathroom for added convenience. The spacious master suite offers a freestanding bathtub, separate shower, and generous closet space, while the upper level also includes three additional bedrooms, a double vanity bathroom, and a laundry room. The unspoiled basement provides endless potential, and the fully landscaped yard, concrete patio, built-in barbecue line, and backing to green space offer privacy and relaxation. Located in a peaceful, family-friendly area, this home is perfect for those seeking comfort and style. Plus, the Alberta New Home Warranty Program ensures your investment is protected. Get into a home that feels brand new without waiting.