

**77 Belvedere Drive SE  
Calgary, Alberta**

**MLS # A2280689**



# \$719,000

<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,052 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Zero Lot Line		

<b>Heating:</b>	Forced Air, 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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** Garage Door Opener

Welcome to 77 Belvedere Drive SE, a beautifully designed detached home that perfectly balances modern luxury with a functional layout, situated on a premium lot backing onto an undeveloped pathway system. The main floor features an open-concept chef's kitchen boasting elegant grey cabinetry, quartz countertops, a gas range, and a massive island with a breakfast bar, all supported by a convenient walk-through pantry. Hardwood and tile flooring lead you to an inviting living room anchored by a sleek linear gas fireplace with a contemporary tile surround. This level also includes a versatile flex room—ideal for a home office or guest bedroom—and a rear mudroom with a built-in bench. Upstairs, a massive bonus room offers the perfect family retreat alongside three spacious bedrooms, including a primary suite with a walk-in closet and private ensuite. The second-floor laundry is fully upgraded with quartz counters and a built-in sink. This move-in-ready home comes complete with blinds and a clean, undeveloped basement that provides a blank canvas for your future storage or development needs. Residents will enjoy unparalleled convenience, located just minutes from the East Hills Shopping Centre—home to Costco, Walmart, and Cineplex and within easy reach of the Peter Lougheed Centre. Perfectly positioned for families, the home is designated for Abbeydale School, Dr. Gladys M. Egbert School, and Forest Lawn High School, with immediate access to Stoney Trail and 17th Ave SE for an effortless commute.