

**51 Belvedere Crescent SE  
Calgary, Alberta**

**MLS # A2282282**

**\$679,000**



<b>Division:</b>	Belvedere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,869 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Other, Pie Shaped Lot, Zero Lot Line		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance		

**Inclusions:** N/A

1869 SQ.FT. | 4 BEDS | 3.5 BATHS | MAIN FLOOR BED & BATH | SPICE KITCHEN | REAR DECK | HARDIE BOARD SIDING | SIDE ENTRANCE + 9" BASEMENT CEILING | BONUS ROOM | HUGE PIE SHAPED LOT | SE FACING BACKYARD | FRONT LANDSCAPING INCLUDED | Built by Crystal Creek Homes, this is one of the best values currently available in Belvedere, offering more space and more hard-to-find features than comparable homes at this price point. Set on a rare pie-shaped lot with a huge southeast facing backyard and completed 10' x 10' deck, this home delivers outdoor space that most Belvedere homes simply don't have. Inside, the light and airy modern finishings create an inviting feel across 1,869 sq ft, thoughtfully designed for growing or multi-generational families with 4 bedrooms and 3.5 baths, including a main-floor bedroom and full bath, a bonus room, and a great room with fireplace. The spice kitchen, durable Hardie board siding, and separate side entrance with 9' foundation add real long-term value, with strong potential for a future legal basement suite (subject to City approval and permitting). Located on a quiet street, just steps from the future school site and soccer field, and minutes from Costco, Walmart, Cineplex, restaurants, shopping, Chestermere, and quick access to Stoney Trail, this is a home that offers everyday convenience. Homes with this combination of lot size, layout, and upgrade package rarely come available; and it comes with the added confidence of a full builder warranty. Book your showing today!