

34 Belvedere Green SE
Calgary, Alberta

MLS # A2323675



\$899,900

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| Division: | Belvedere | | |
| Type: | Residential/House | | |
| Style: | 3 (or more) Storey | | |
| Size: | 2,689 sq.ft. | Age: | 2024 (2 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Oversized | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Rectangu | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s) | | |

Inclusions: N/A

BACKING ONTO GREEN SPACE!! OVERSIZED HEATED DOUBLE ATTACHED GARAGE!! CITY SKYLINE VIEWS FROM THIRD-FLOOR BALCONY!! EXTENDED CONCRETE DRIVEWAY!! FULLY LANDSCAPED & FENCED!! IRRIGATION SYSTEM!! 5 BEDROOMS!! 3.5 BATHS!! 2688+ SQFT OF LIVING SPACE!! Beautifully maintained and thoughtfully upgraded, this home in Belvedere offers a perfect blend of space, comfort, and modern features. The main floor features an open-concept layout with a bright living area, spacious dining, and a well-appointed kitchen complete with a central island, pantry, and direct access to the COMPOSITE DECK. The deck area has been enhanced with a fully enclosed and stained lower section, adding both function and a clean finished look. A 2-piece bath completes this level. Upstairs, you will find 4 well-sized bedrooms, 2 full bathrooms, and convenient upper-floor laundry. The PRIMARY BEDROOM features a walk-in closet and a 4-piece ensuite with DOUBLE VANITY. All bedrooms include BLACKOUT BLINDS, while the main floor is upgraded with REMOTE-CONTROLLED ZEBRA BLINDS for added comfort and privacy. The top level offers a versatile bonus area, a full bathroom, and a 5th bedroom (currently used as an office). Step out onto the PRIVATE BALCONY and enjoy stunning CITY SKYLINE VIEWS — including seasonal fireworks during Stampede and GlobalFest. The loft patio has also been professionally stained, enhancing durability and aesthetics. This property is fully landscaped and fenced, complete with a LOCKING GATE, irrigation system (WiFi-controlled), and a beautifully finished side pathway. Additional upgrades include WINDOW WELL COVERS, PERMANENT EXTERIOR LED LIGHTING (app-controlled with multiple colour modes), CENTRAL A/C, and built-in GARAGE

SHELVING. Backing directly onto green space and located just minutes from a future school site, this home combines location, upgrades, and lifestyle in one exceptional offering. **RARE OPPORTUNITY IN BELVEDERE WITH PREMIUM UPGRADES, VIEWS, AND GREEN SPACE BACKING!!**