

# \$999,000 - 268 Belvedere Drive Se, Calgary

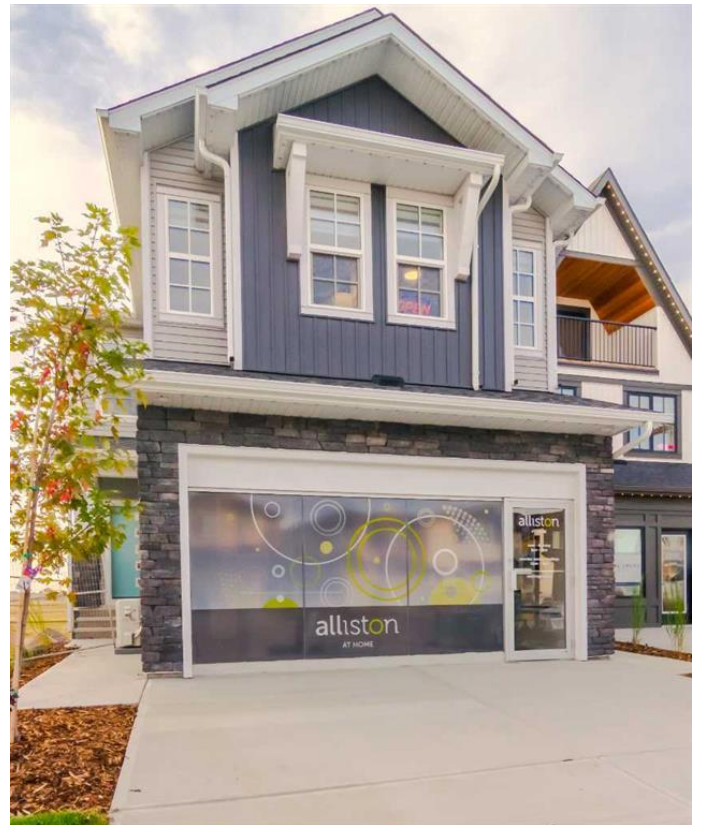
MLS® #A2174640

**\$999,000**

6 Bedroom, 4.00 Bathroom, 2,367 sqft  
Residential on 0.12 Acres

Belvedere., Calgary, Alberta

\$30K Price Adjustment!!! Discover the exceptional Granada Show Home, where thoughtful design meets modern luxury. Offering 6 bedrooms, 4 bathrooms, and nearly 2,400 sq. ft. of living space, this home is an entertainer's dream. It also features a fully equipped, 749 sq. ft. legal basement suite—perfect for rental income, multi-generational living, or a private retreat for guests. The legal suite has its own private entrance with a concrete pathway, a gourmet kitchen, and a spacious living area ideal for movie nights, a cozy workspace, or a home business. Set on Belvedere's prime final walkout lot, this home backs onto a picturesque environmental reserve, ensuring unobstructed views and privacy with no future developments behind you. The large backyard offers endless possibilities—whether you envision a garden, a play area, or a peaceful outdoor escape. Luxurious Interiors with Premium Upgrade including: Gourmet kitchen with high-end finishes, breathtaking views of the natural reserve. Main floor bedroom and full bathroom for added convenience. The Upper level offers 4 generously sized bedrooms, including a loft retreat—perfect for relaxation or additional living space. The Legal Basement Suite: offers Private entrance with easy access via a concrete pathway. Full kitchen, bedroom, bathroom, and dining area, offering flexibility for renters or family members. This home stands out with its modern farmhouse exterior, irrigation system,



upgraded electrical panel, and a designer lighting package. With central air conditioning included, comfort is guaranteed year-round. The Granada is just a 5-minute walk from East Hills Shopping Centre, home to Costco, Walmart, Starbucks, HomeSense, and more. With outstanding walkability and access to everyday amenities, it's a prime location that perfectly balances lifestyle and convenience. This is a rare opportunity to own the last walkout home in Belvedere, backing onto the tranquil beauty of an environmental reserve. Don't let this chance pass you by—secure your place in this exclusive community today! Act quickly—this one won't last!

Built in 2023

### Essential Information

MLS® #	A2174640
Price	\$999,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,367
Acres	0.12
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	268 Belvedere Drive Se
Subdivision	Belvedere.
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2A 7M5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	None, Private Yard
Lot Description	Backs on to Park/Green Space
Roof	Asphalt
Construction	Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 24th, 2024
Days on Market	161
Zoning	R-1s

### **Listing Details**

Listing Office	KIC Realty
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