

**150 Belmont Passage SW  
Calgary, Alberta**

**MLS # A2140141**



**\$807,250**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,382 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Interior Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

Belmont - 150 Belmont Passage SW: Under Construction Opportunity. Welcome to this Emerald Model built by Shane Homes backing onto a green belt with 2,382 sq ft, 4 bedrooms, 2.5 full bathrooms, and an attached double car garage. The open main floor features a spacious kitchen with stainless steel appliances including a built-in oven, microwave, cooktop, chimney hood fan, island with seating, walk-through butler's pantry; breakfast nook with doors to the backyard, living room featuring an electric fireplace with floating hearth; lifestyle room and 2 pc powder room. The upper level features a primary bedroom at the rear of the home with walk-in closet and 5 pc ensuite with a separate soaker tub, walk-in shower, dual sinks, and separate toilet with door; 3 additional bedrooms - 2 bedrooms have walk-in closets; a large central bonus room, 4 pc main bathroom, and a separate laundry room with rough-in for sink. The lower level remains unspoiled with side entry, bathroom rough-in and sink rough-in. This home is located in the community of Belmont which offers many future amenities including the extension of the LRT Red Line, schools, and public library. It is a short commute to Macleod Trail, Stoney Trail, Spruce Meadows, Shawnessy Shopping Centre, and much more! Call for more info! \*\*photos from other Emerald builds by Shane Homes\*\*