



THE
A-TEAM

**RE/MAX
FIRST**

61 BELMONT Park, Calgary T2X 4Z6

MLS® #: **A2092806**

Area: **Belmont**

Listing Date: **11/14/23**

List Price: **\$735,000**

Status: **Active**

County: **Calgary**

Change: **+\$10k, 17-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,371 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,067**
Low Sqft:
Ttl Sqft: **2,067**

DOM

187

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Electric Range,Microwave,Microwave Hood Fan**
Int Feat: **High Ceilings**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
Nook	Main	10`0" x 12`1"
5pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	10`2" x 10`0"
Bedroom	Upper	12`6" x 10`0"

Room	Level	Dimensions
Great Room	Main	13`0" x 15`10"
Bedroom - Primary	Upper	13`0" x 14`0"
Bonus Room	Upper	15`5" x 12`11"
4pc Bathroom	Upper	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
TBD

TBD

Remarks

Pub Rmks:

PRE-CONSTRUCTION. Trico Homes, the heart of home building. Introducing Trico's most popular model in the West Macleod area, the Oxford II! Designed with some of our most premium features, the Oxford II's open concept floorplan features a large open kitchen with a walk-through pantry and plenty of cabinets for storage, a central island with eating bar and a sunny great room, perfect for entertaining. Upstairs, you'll find two generously sized secondary bedrooms, bathroom and laundry room, along with a master suite including a walk-in closet and 5-piece ensuite. There's also a spacious bonus room at the middle of the house that's roomy enough to host a large sectional sofa and entertainment unit, ideal for family movie nights.

Inclusions:
Property Listed By:

N/A
Bode Platform Inc.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





