



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**356 BELMONT Park, Calgary T2X 4W3**

MLS® #: **A2114475**

Area: **Belmont**

Listing Date: **03/20/24**

List Price: **\$798,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,381 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,911**

Low Sqft:

Ttl Sqft: **1,911**

DOM

**60**

Layout

Beds: **3 (3 )**

Baths: **3.0 (3 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Interior Lot,No Neighbours Behind,Rectangular Lot  
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Stone,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**

Int Feat:

**Double Vanity,Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>12`9" x 9`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`11" x 14`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`11" x 10`0"</b>	<b>Den</b>	<b>Main</b>	<b>10`5" x 9`1"</b>
<b>3pc Bathroom</b>	<b>Main</b>		<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`11" x 14`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`9" x 12`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>8`9" x 12`6"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>9`1" x 12`6"</b>	<b>Laundry</b>	<b>Upper</b>	<b>9`7" x 6`3"</b>

5pc Ensuite bath	Upper	4pc Bathroom	Upper	
		Legal/Tax/Financial		
Title: <b>Fee Simple</b>		Zoning: <b>R-G</b>		
Legal Desc:	<b>2312134</b>	Remarks		
Pub Rmks:	<b>Belmont - 356 Belmont Park SW: Excellent opportunity to BUILD YOUR DREAM HOME with Shane Homes in the Southwest community of Belmont. PRE-CONSTRUCTION OPPORTUNITY. Welcome to the Alston model. This home features 1,911 sqft, 3 bedrooms, 3 full bathrooms, and an attached double garage. The open main floor includes luxury vinyl plank throughout; a kitchen with stainless steel appliances, an island; a breakfast nook with sliding patio doors; a living room with an electric fireplace with a floating hearth or mantle; a lifestyle room which can be used as a main floor bedroom; and a 2 pc powder room. The upper level features a large primary bedroom with a walk-in closet and 5 pc ensuite; 2 additional bedrooms; 4 pc main bathroom; central bonus room; separate laundry room and linen closet. The lower level basement remains unspoiled, but does come with an upgraded 9’ basement foundation. Some optional upgrades to this floor plan may include: a deck, a spice kitchen, a full bathroom on the main floor, legal basement suite and much more at an additional cost. Rare opportunity to build this home with a Southwest facing yard backing onto a greenspace. 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 plus much more!</b>			
Inclusions:	<b>N/A</b>			
Property Listed By:	<b>RE/MAX Real Estate (Central)</b>			
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123				