



THE
A-TEAM

**RE/MAX
FIRST**

150 BELMONT Passage, Calgary T2X 4N4

MLS® #: **A2140141** Area: **Belmont** Listing Date: **06/12/24** List Price: **\$842,900**
 Status: **Active** 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: **3,595 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,381**
 Low Sqft:
 Ttl Sqft: **2,381**

DOM

16
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Greenbelt,Interior Lot,No Neighbours Behind,Rectangular Lot**
 Park Feat: **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: **Built-In Oven,Dishwasher,Electric Cooktop,Garage Control(s),Microwave,Range Hood,Refrigerator**
 Int Feat: **Bathroom Rough-in,Double Vanity,Kitchen Island,Open Floorplan,Pantry,See Remarks,Separate Entrance,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>
Kitchen	Main	12`9" x 9`11"	Breakfast Nook	Main	9`11" x 10`0"
Living Room	Main	12`11" x 14`0"	Den	Main	10`5" x 9`1"
2pc Bathroom	Main		Bedroom - Primary	Upper	12`11" x 14`8"
5pc Ensuite bath	Upper		Bedroom	Upper	8`9" x 12`6"
Bedroom	Upper	8`9" x 12`6"	Bedroom	Upper	9`11" x 11`9"
Bonus Room	Upper	9`1" x 12`6"	Laundry	Upper	6`3" x 9`7"

4pc Bathroom

Upper

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2310745

Remarks

Pub Rmks: **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****

Inclusions:
Property Listed By: **N/A**
RE/MAX Real Estate (Central)

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



