



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**293 BELMONT Way, Calgary T2X 4Z7**

MLS®#: **A2145164**

Area: **Belmont**

Listing Date: **06/28/24**

List Price: **\$689,900**

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: **3,046 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,780**  
Low Sqft:  
Ttl Sqft: **1,780**

DOM

**6**

Layout

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

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Lane**  
Park Feat: **Alley Access,Gravel Driveway,Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Tankless Water Heater**  
Int Feat: **High Ceilings,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Smart Home,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`9" x 12`2"	Dining Room	Main	13`6" x 9`0"
Living Room	Main	14`11" x 12`5"	Den	Main	11`1" x 7`0"
2pc Bathroom	Main	6`4" x 4`0"	Bedroom - Primary	Upper	13`7" x 12`0"
Bedroom	Upper	10`5" x 11`1"	Bedroom	Upper	11`1" x 10`0"
5pc Ensuite bath	Upper	13`9" x 5`6"	5pc Bathroom	Upper	9`4" x 9`0"
Laundry	Upper	6`3" x 4`0"			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **2312134**

Zoning: **R-G**

Remarks

Pub Rmks: **Exquisite & beautiful, you will be impressed by Jayman BUILT's COOPER model currently being built in the up-and-coming community Belmont. A lovely neighborhood with great new amenities on the horizon welcomes you into over 1700+sqft of above grade living space featuring stunning craftsmanship and thoughtful design. This highly sought-after floorplan boasts an elevated and stunning GOURMET kitchen with a beautiful centre island with a Flush Eating Bar and sleek stainless-steel appliances, including a KitchenAid Counter Depth French Door w/ Internal Water/Ice , KitchenAid 36" gas cooktop, KitchenAid 30" Built in Wall Oven/MW Combo and designer Broan hood fan insert flowing nicely into the adjacent spacious dining room. All creatively overlook your lower Great Room with a soaring ceiling and many unique windows. To complete this level, you have a great flex space/Den at the front of the home with easy access to the common area. Heading up to the upper level, where you will enjoy a 5 piece full bath with dual vanities, convenient 2nd-floor laundry, and three sizeable bedrooms, with the Primary Suite including a large walk-in closet and 5pc ensuite with dual vanities. The lower level offers a 3 pc rough-in for future development and awaits your great design ideas. Enjoy the lifestyle you and your family deserve in a beautiful Community you will enjoy for a lifetime. Jayman's standard inclusions feature their Core Performance with 10 Solar Panels, BuiltGreen Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High Efficiency Furnace with Merv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, stunning QUARTZ counter tops in kitchen and bathrooms, BBQ gas line, raised basement ceiling height, Triple Pane Windows and Smart Home Technology Solutions! Save \$\$\$ Thousands: This home is eligible for the CMHC Pro Echo insurance rebate. Help your clients save money. CMHC Eco Plus offers a premium refund of 25% to borrowers who buy climate-friendly housing using CMHC-insured financing. Click on the icon below to find out how much you can save! Show Home Hours: Monday to Thursday: 2:00pm to 8:00pm, Saturday and Sunday: 12:00pm to 5:00pm.. Enjoy the lifestyle you & your family deserve in a wonderful Community you will enjoy for a lifetime.**

Inclusions: **N/A**  
 Property Listed By: **Jayman Realty Inc.**

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