



THE
A-TEAM

**RE/MAX
FIRST**

260 BELMONT Way, Calgary T2X 5T6

MLS® #: **A2184168**

Area: **Belmont**

Listing Date: **12/20/24**

List Price: **\$639,900**

Status: **Active**

County: **Calgary**

Change: **+\$10k, 25-Jan**

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: **1,523**

Low Sqft:

Ttl Sqft: **1,523**

DOM

43

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Cleared,Front Yard,Gentle Sloping**
Park Feat: **Off Street**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Refrigerator,Washer**
Int Feat: **Bathroom Rough-in,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`7" x 12`6"
2pc Bathroom	Main	5`8" x 4`8"
Dining Room	Main	12`6" x 10`2"
Bedroom	Upper	9`2" x 10`5"
4pc Bathroom	Upper	8`3" x 4`11"
Walk-In Closet	Upper	5`3" x 4`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Pantry	Main	5`2" x 3`10"
Foyer	Main	6`7" x 5`6"
Living Room	Main	14`6" x 11`9"
Bedroom	Upper	9`5" x 9`11"
Bonus Room	Upper	10`3" x 7`8"
Bedroom - Primary	Upper	13`4" x 11`6"

4pc Ensuite bath

Upper

8`3" x 7`2"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2312134

Zoning:

R-G

Remarks

Pub Rmks:

Welcome to a BRAND-NEW, NEVER-LIVED-IN, THOUGHFULLY UPGRADED HOME that perfectly combines elegance and practicality. Designed to impress, this stunning home comes with full builder warranties, ensuring your peace of mind from day one. The main floor boasts an open-concept layout, flooded with natural light from big windows. The spacious living area seamlessly transitions into a stylish dining space and a chef-inspired kitchen. KITCHEN IS BEAUTIFULLY DESIGNED with soothing colors of cabinets, quartz countertops, extra drawers with slow closing features and all appliances have been upgraded. The dedicated pantry space is helpful for extra storage. The kitchen is a masterpiece that promises to delight both culinary enthusiasts and everyday cooks alike. Upstairs, a VERSATILE LOFT AREA awaits, ideal for relaxation, entertainment or use it as for work from home space. The luxurious primary bedroom offers a serene retreat with its generous size and a spa-like ensuite bathroom that comes with double vanity. Two additional bedrooms and a second full bathroom provide ample space for your family and guests. The unfinished BASEMENT is a standout feature with a SEPARATE ENTRANCE, soaring 9-foot ceilings, plumbing rough-ins for a future bathroom, and enlarged 2 windows that flood the space with light. The furnace has been strategically relocated to maximize usable space, offering endless potential for customization. Note the extra big 27.33x111.55 feet lot size. Location is everything, and this home delivers everything. Belmont is a vibrant, master-planned community in Southwest Calgary, offering exceptional amenities and convenience. It features the state-of-the-art Belmont Mounds of Fun playground, 40 acres of parks and pathways, and plans for five more playgrounds, two schools, a recreation center, and a library. With seamless connectivity via Macleod Trail, Stoney Trail, Shawnessy train station and a future LRT station just 500 meters away, commuting is effortless. Shopping, dining, and services are minutes away, including Sobey's, Shoppers Drug Mart, and Shawnessy Village Shopping Centre. Perfect for families and commuters, Belmont promises style, functionality, and endless opportunities. Schedule your appointment to visit this house to make it your home.

Inclusions:

Property Listed By:

None

RE/MAX House of Real Estate

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











