



**GRASSROOTS**  
REALTY GROUP

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**126 Belmont Passage SW**  
**Calgary, Alberta**

**MLS # A2217310**



**\$824,900**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,067 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

The Oxford II by Trico Homes is a stylish 2,067 sq. ft. front-garage home featuring 3 bedrooms, 2.5 bathrooms, and a spacious open-concept layout. Highlights include a gourmet kitchen, a luxurious primary bedroom with a 5-piece ensuite and walk-in closet, a central bonus room, and upper-floor laundry. Each secondary bedroom includes its own walk-in closet, offering comfort and convenience for the whole family. No matter what your beginning is, Belmont is a place where your present takes hold and your future begins. Belmont provides the ideal location for families with quieter streets, abundant parks and recreation centers close by. Access to major roads including Stoney Trail West is quick and easy with multiple roads in and out of the community. Your new home extends well beyond your door. Photos are representative.