



GRASSROOTS
REALTY GROUP

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252 Belmont Park SW
Calgary, Alberta

MLS # A2223672



\$898,900

| | | | |
|------------------|---|---------------|------------------|
| Division: | Belmont | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,367 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached, Off Street | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, No Neigh | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Smart Home Package - Yale Lock, Google Nest Hub, Smart Plugs, Nest Doorbell and Thermostat, Smart Dimmable Lights

Welcome to this brand new Shane Homes build offering over 2,360 sq/ft of total living space, 5 bedrooms, and 3 full bathrooms—perfect for growing families or multi-generational living. Situated on a large corner lot backing onto a park with a playground and basketball court, this home blends style, function, and modern comfort in the heart of Belmont. Step inside to a spacious foyer with ample closet space and discover a thoughtfully designed main floor featuring 9 ft ceilings and luxury vinyl plank flooring throughout. A main floor bedroom and full bathroom provide flexible living options, while the open-concept layout connects the chef-inspired kitchen, dining area, and great room with ease. The kitchen is beautifully appointed with upgraded quartz countertops, a waterfall island, stainless steel appliances, a stylish backsplash, and a walk-through pantry with built-ins and matching quartz surfaces—ideal for everyday use and entertaining. The great room is bright and welcoming with large windows on two sides and a gas fireplace as a focal point. A mudroom with direct access to the attached two-car garage completes the main level. Upstairs, the primary retreat overlooks the backyard and park, and features a luxurious ensuite with a soaker tub, glass shower with full-height tile, quartz countertops, and a walk-in closet. Three additional spacious bedrooms—two with walk-in closets—share a well-appointed 4-piece bathroom. A full laundry room and a bonus room complete the upper floor, offering ample space for the whole family. The basement also features 9 ft ceilings and is roughed-in for a legal 2-bedroom suite with a private side entrance, offering endless potential for future development or extended family living. This home also includes an upgraded lighting package, Smart Home

features, and enhanced finishes throughout the kitchen. Located in the vibrant, family-friendly community of Belmont, with convenient access to public transit, major roadways, schools, and shopping, this move-in ready home is not to be missed.