



GRASSROOTS
REALTY GROUP

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269 Belmont Way SW
Calgary, Alberta

MLS # A2275154



ELEVATION F

\$609,900

| | | | |
|------------------|--------------------------|---------------|------------------|
| Division: | Belmont | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,823 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Alley Access, Off Street | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Other, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Mixed, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan, See Remarks | | |

Inclusions: NA

Welcome to the Arista model by Morrison Homes — construction is underway, this home is currently at the framing stage, creating an exciting opportunity for the buyer to potentially upgrade and enhance the interior design selections if completed in time (subject to builder schedule/approval). Don't miss your chance to secure a brand-new home in one of Calgary's fastest-growing communities. This thoughtfully designed plan offers 3 bedrooms, 2.5 bathrooms, and an upstairs bonus room—ideal for a second living space, kids's zone, or home office. The primary suite includes a private ensuite and a walk-in closet. Enjoy the added value of the gourmet kitchen package and the striking Elevation F exterior package. This home is covered by Alberta New Home Warranty and includes a 1-year builder warranty for added peace of mind. Visit the Morrison Homes showhome at 8 Belmont Way (across the street) for a tour/access: Monday—Thursday 2:00 pm—8:00 pm Saturday-Sunday 12:00 pm—5:00 pm Disclosure: first photo is an artist rendering.