



359 Belmont Place SW
Calgary, Alberta

MLS # A2288806



\$682,000

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,064 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters		

Inclusions: n/a

Pre-Construction home with a tentative 10-12 month possession timeframe – The Katlina by Shane Homes. Welcome to The Katlina, a thoughtfully designed two storey home offering 4 bedrooms and 3 full bathrooms, including a main floor bedroom and full bath, ideal for guests.. This pre construction home features a bright rear dining nook and a central kitchen with a spacious island and walk in pantry, all flowing seamlessly into the rear living room highlighted by an electric fireplace feature wall. Upstairs, you will find a central family room, a full laundry room, and three additional bedrooms, including a private owner’s bedroom complete with a walk in closet and a five piece ensuite. The layout is designed for both everyday comfort and functional living, with well balanced spaces for gathering and retreat. This is a pre construction home. Photos are illustrative and for representative purposes only of a similar finished home. Final specifications, finishes, and layout details may vary.