



**109 Belmont Path SW  
Calgary, Alberta**

**MLS # A2288853**



**\$700,000**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,352 sq.ft.	<b>Age:</b>	2027 (-1 yrs old)
<b>Beds:</b>	4	<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, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Pre construction home with a tentative 10-12 month possession timeframe. Welcome to The Emerald by Shane Homes, a thoughtfully designed two storey home offering modern comfort and functional living. Personalize your selections and make it your own before it is built. The main floor features a central lifestyle room ideal for a home office or flex space. At the rear, the open concept kitchen, dining nook, and living room create a bright and inviting setting. The spacious island is perfect for gathering, and the living room includes a cozy gas fireplace. Upstairs, a central family room separates the owner's bedroom from three secondary bedrooms for added privacy. Each secondary bedroom offers a walk in closet and shares a four piece bath. The rear owner's bedroom includes a deluxe four piece ensuite and walk in closet. Second floor laundry adds everyday convenience. Photos are representative and for illustrative purposes only.