



**109 Belmont Path SW
Calgary, Alberta**

MLS # A2288853



\$700,000

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|------------------|------------------------|---------------|-------------------|
| Division: | Belmont | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,352 sq.ft. | Age: | 2027 (-1 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| 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: | TBD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s) | | |
| Inclusions: | 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.