



**150 Belmont Passage SW
Calgary, Alberta**

MLS # A2140141



\$842,900

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,382 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Belmont - 150 Belmont Passage SW: Under Construction Opportunity. Welcome to this Emerald Model built by Shane Homes backing onto a green belt with 2,382 sq ft, 4 bedrooms, 2.5 full bathrooms, and an attached double car garage. The open main floor features a spacious kitchen with stainless steel appliances including a built-in oven, microwave, cooktop, chimney hood fan, island with seating, walk-through butler's pantry; breakfast nook with doors to the backyard, living room featuring an electric fireplace with floating hearth; lifestyle room and 2 pc powder room. The upper level features a primary bedroom at the rear of the home with walk-in closet and 5 pc ensuite with a separate soaker tub, walk-in shower, dual sinks, and separate toilet with door; 3 additional bedrooms - 2 bedrooms have walk-in closets; a large central bonus room, 4 pc main bathroom, and a separate laundry room with rough-in for sink. The lower level remains unspoiled with side entry, bathroom rough-in and sink rough-in. This home is located in the community of Belmont which offers many future amenities including the extension of the LRT Red Line, schools, and public library. It is a short commute to Macleod Trail, Stoney Trail, Spruce Meadows, Shawnessy Shopping Centre, and much more! Call for more info! **photos from other Emerald builds by Shane Homes**