



**GRASSROOTS**  
REALTY GROUP

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**138 Belmont Passage SW  
Calgary, Alberta**

**MLS # A2142037**



**\$761,250**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,940 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<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, Backs on to Park/Green Space, Front Yard, Greenbelt, Interior Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Belmont - 138 Belmont Passage SW: Welcome to this Alston model built by Shane Homes featuring 1,939 sq ft, 3 bedrooms, 2.5 bathrooms and an attached double car garage. The spacious main floor layout features 9' ceilings throughout, a spacious kitchen with a central island providing seating, stainless steel appliances and corner walk-in pantry; breakfast nook with door to access the backyard which backs onto a walk-in path/green belt; living room and 2 pc powder room. The upper level features a primary bedroom with a walk-in closet, 4 pc ensuite with dual sinks, separate shower and toilet with door; 2 additional good-sized bedrooms - each with walk-in closets; central bonus room, 4 pc main bathroom, separate laundry room with additional shelves for linen storage. The lower level basement remains unspoiled with bathroom 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 Alston builds by Shane Homes\*\*