

**261 Belmont Green SW
Calgary, Alberta**

MLS # A2206246



\$809,999

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,076 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Greenbelt, Interior Lot, Level, Rec		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	Smart Home Speakers, Doorbell camera		

****OPEN HOUSE SAT MARCH 29 12:00 -3:00** START THE CAR** - This is the one you've been waiting for! An IMMACULATE, fully finished property in a great location with endless upgrades. You will be immediately impressed by the quality, condition and layout of this functional home. Plenty of room for the whole family with 4 bedrooms, 4 bathrooms and 2,815 sq ft of developed living space. The main level boasts vinyl flooring, bright West facing windows and a warm colour palette. The kitchen is a chefs dream with high-end appliances, QUARTZ COUNTERTOPS, large centre island and a walk-thru pantry. There is a mudroom leading in from double car garage, which offers a practical seating area and extra storage. Upstairs you will find three spacious bedrooms, all equipped with walk-in closets and upgraded closet organizers. The primary bedroom has a luxurious 5pc ensuite with a huge walk-in shower, deep soaker tub and dual vanities. There is also another 5-pc bathroom on the upper level, a cozy bonus room and a convenient laundry room with cabinets. The basement features high ceilings, a large rec-room, 4th bedroom and 4-pc bathroom. LOVELY AND QUIET LOCATION, BACKING A GREEN SPACE. No neighbours directly behind you and quick access to Belmont's extensive pathway system. WEST FACING BACKYARD with a large deck for soaking in the sun. You will remain comfortable all year long with the cozy multi-coloured FIREPLACE and refreshing CENTRAL A/C. This is a solid built Shane Home with every upgrade imaginable: Upgraded "spill resistant" carpet, durable vinyl decking, water filtration system, built-in speaker system, extra large hot water tank, upgraded cabinets, drawers, light fixtures, faucets and more! This LIKE-NEW home also carries 10 YEAR NEW HOME WARRANTY. Nothing left for you to do but move-in and

enjoy! Come see why the community of Belmont is growing rapidly. Easy access to multiple parks, walking trails, shopping centres, Stoney Trail, Spruce Meadows, Sirocco Golf Course and South Campus Hospital. There are plans for future school sites and a future recreation centre. As the neighbourhood adds more amenities, your property value is also sure to increase. Book a showing for this beautiful, move-in ready home before it's too late! Check out the 3D VIRTUAL TOUR & YOUTUBE VIDEO.