



**GRASSROOTS**

REALTY GROUP

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**359 Belmont Place SW  
Calgary, Alberta**

**MLS # A2288806**

**\$682,000**



<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,064 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<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>	R-G
<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		

**Inclusions:** n/a

Pre-Construction home with a tentative 10-12 month possession timeframe &ndash; The Katlina by Shane Homes. Welcome to The Katlina, a thoughtfully designed two storey home offering 4 bedrooms and 3 full bathrooms, including a main floor bedroom and full bath, ideal for guests.. This pre construction home features a bright rear dining nook and a central kitchen with a spacious island and walk in pantry, all flowing seamlessly into the rear living room highlighted by an electric fireplace feature wall. Upstairs, you will find a central family room, a full laundry room, and three additional bedrooms, including a private owner&rsquo;s bedroom complete with a walk in closet and a five piece ensuite. The layout is designed for both everyday comfort and functional living, with well balanced spaces for gathering and retreat. This is a pre construction home. Photos are illustrative and for representative purposes only of a similar finished home. Final specifications, finishes, and layout details may vary.