



GRASSROOTS

REALTY GROUP

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**208 Belmont Way SW
Calgary, Alberta**

MLS # A2302201



\$619,900

| | | | |
|------------------|--------------------------|---------------|------------------|
| Division: | Belmont | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,036 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Irregular Lot | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s) | | |

Inclusions: \$5000 BUILDER. APPLIANCE CREDIT

OVER 2000 SQFT WITH A 4TH BEDROOM ON THE MAIN FLOOR & FULL BATH - DESIGNED FOR MODERN FAMILY LIVING!
Welcome to Dalton by Akash Homes in the vibrant SW community of Belmont. This thoughtfully designed zero-lot-line home offers a bright open-concept main floor featuring a spacious kitchen with large island, pantry, and seamless flow into the dining nook and living room with fireplace, perfect for entertaining. The main floor bedroom and full bathroom provide incredible flexibility for guests, multigenerational living, or a private office space. Upstairs you’ll find 3 generously sized bedrooms, including a primary retreat with walk-in closet and ensuite, along with a central bonus room and convenient upper floor laundry. Built with comfort and style in mind, this home features 9’ ceilings and quartz countertops throughout, delivering a clean, modern finish. PLUS A SEPARATE SIDE ENTRANCE AND \$5000 BUILDER APPLIANCE CREDIT TO THE BRICK. Located in Belmont, enjoy parks, pathways, future schools, and quick access to Macleod Trail, Stoney Trail, shopping, and transit. PICTURES ARE ARTIST CONCEPT; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.