



16 Belmont Place SW
Calgary, Alberta

MLS # A2304024



\$614,900

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,450 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Alley Access, Gravel Driveway, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Heat Pump, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: 16 Solar Panels

JAYMAN BUILT SHOWHOME*OPEN FLOOR PLAN*SOLAR ENERGIZED HYBRID PERFORMANCE HOME*\$1500 ANNUAL ENERGY SAVINGS* Exquisite & beautiful, you will be impressed by Jayman BUILT's POPULAR "BROOKLYN" model currently being built in the up & coming community of Belmont. A lovely neighbourhood with planned amenities welcomes you to over 1450 sq ft of above-grade living space with an additional 395 sq ft of basement development, all featuring stunning craftsmanship and thoughtful design. Offering an open floor plan featuring outstanding design for the most discerning buyer! This floor plan features a gourmet kitchen with a centre island, a flush eating bar, and sleek stainless-steel appliances, including a Whirlpool French-Door refrigerator with icemaker, an Electric slide-in smooth-top range, and a microwave with a hood fan. It flows into the adjacent spacious dining room. All creatively overlooking your wonderful Great Room with a bank of amazing windows inviting an abundance of natural daylight in. To complete this level, you have a sizeable pantry and a convenient half bath located near the rear of the home, with a quaintly designated mud room (built-in lockers included) leading out to your 10 x 12 rear deck and east-facing backyard, where you will find enough room to build a double-detached garage. Discover the upper level, where you will enjoy a centralized full bath, convenient 2nd-floor laundry, and three sizeable bedrooms, with the Primary Suite boasting a walk-in closet and 3pc ensuite with an upgraded walk-in shower and window. The lower level offers 2 pc bathroom and a supersized recreation room completed by Jayman. Enjoy the lifestyle you & your family deserve in a wonderful Community you will enjoy for a lifetime. Jayman's standard inclusions feature their Core Performance with 16 Solar Panels, BuiltGreen

Canada standard, with an EnerGuide Rating, UV-C Ultraviolet Light Purification System, High Efficiency Furnace with Merv 13 Filters & HRV unit, Navien Tankless Hot Water Heater, stunning QUARTZ countertops throughout, pantry, Triple Pane Windows and Smart Home Technology Solutions! Save \$\$\$ Thousands: This home is eligible for the CMHC Pro Echo insurance rebate. Help your clients save money. CMHC Eco Plus offers a premium refund of 25% to borrowers who buy a climate-friendly housing using CMHC-insured financing. Click on the icon below to find out how much you can save! Welcome Home!