



GRASSROOTS

REALTY GROUP

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**109 Belmont Path SW
Calgary, Alberta**

MLS # A2321613



\$700,000

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,352 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)		
Inclusions:	n/a		

Pre construction home with a tentative 10-12 month possession timeframe. Welcome to The Emerald by Shane Homes, a thoughtfully designed two storey home offering modern comfort and functional living. Personalize your selections and make it your own before it is built. The main floor features a central lifestyle room ideal for a home office or flex space. At the rear, the open concept kitchen, dining nook, and living room create a bright and inviting setting. The spacious island is perfect for gathering, and the living room includes a cozy gas fireplace. Upstairs, a central family room separates the owner's bedroom from three secondary bedrooms for added privacy. Each secondary bedroom offers a walk in closet and shares a four piece bath. The rear owner's bedroom includes a deluxe four piece ensuite and walk in closet. Second floor laundry adds everyday convenience. Photos are representative and for illustrative purposes only. RMS per blueprints; buyer to verify with seller before purchase.