



GRASSROOTS
REALTY GROUP

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280 Belmont Place SW
Calgary, Alberta

MLS # A2349839



\$768,800

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,407 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	No Back Lane, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Exceptional Quality-Built Home by Ronmor Residential in Belmont!. The Streamline model, designed with versatility and multi-generational living in mind, this impressive 4-bedroom upstairs + main-floor bedroom/home office home offers a thoughtful layout and an extensive list of upgrades rarely found in new construction. The main floor features 9' ceilings, a spacious great room with an electric fireplace, and a beautifully appointed kitchen with quartz countertops, stainless steel appliances, a large island with eating bar, and a dining area with access to the rear patio. The kitchen also includes a spice kitchen rough-in and walk-through pantry. A convenient main-floor bedroom or home office is complemented by a full 4-piece bathroom, including a cheater door from the bedroom. A spacious mudroom with built-in bench seating provides easy access to the oversized 24' x 20' attached garage. Upstairs, the generous layout includes a versatile loft, 4-piece bathroom, convenient laundry room, and four well-sized bedrooms. The primary bedroom features a walk-in closet and a beautiful ensuite with a soaker tub, separate tiled shower, and dual sinks. The lower level offers 9' ceilings, a separate side entrance, and is ready for your future development ideas. The builder has completed the required rough-ins to accommodate a future legal suite, including a separate heat source and side entrance. The builder can complete the legal suite upon request. Additional features include custom flooring with luxury vinyl plank (LVP), stainless steel appliances, quartz countertops, electric fireplace, rear patio with gas line for BBQ, and extensive builder upgrades. Quality is a priority with Ronmor Residential. A third-party pre-possession inspection and completion quality-control inspection are performed by Nook & Cranny

Inspections. Located on a quiet street in Belmont, residents enjoy nearby pathways, ponds, environmental reserves, parks and playgrounds, as well as shopping and dining at Township Shopping Centre. Convenient access to Macleod Trail and Stoney Trail makes commuting easy, while Spruce Meadows, Sirocco Golf Club, and schools/private schools are not far to access. Ready for possession in November — an exceptional opportunity to own a thoughtfully designed new home with the flexibility to accommodate growing families, multi-generational living, or future Legal suite potential.