

**140 Belmont Place SW**  
**Calgary, Alberta**

**MLS # A2264346**



## \$745,000

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,102 sq.ft.	<b>Age:</b>	2025 (0 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>	Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Smart Home, Stone Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Immediate possession available! The Katilina by Shane Homes offers 4 bedrooms and 3 bathrooms across a beautifully designed layout, sitting on a sunshine basement lot that fills the home with natural light. The main floor includes a full bedroom and bathroom, ideal for guests. A side entry provides excellent potential for future basement development, and the included rear deck is perfect for outdoor relaxation. The open concept main floor showcases a spice kitchen, quartz countertops, and luxury vinyl plank flooring throughout. Upstairs, you will find three spacious bedrooms, each with its own walk in closet, a central family room, and a stunning 5 piece ensuite in the primary bedroom. Built with high end finishes, quality craftsmanship, and an oversized garage for added storage and convenience, this home combines thoughtful design with modern comfort. A rare opportunity for immediate move in. Photos are representative. Photos are representative.