

**134 Belmont Passage SW**  
**Calgary, Alberta**

**MLS # A2323973**



**\$805,000**

<b>Division:</b>	Belmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,532 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)

**Inclusions:** None

Located in the growing southwest community of Belmont, 134 Belmont Passage SW is a beautifully designed brand-new two-storey home by Trico Homes. Thoughtfully crafted with modern finishes and a functional layout, this home is perfectly suited for today's lifestyle. With an anticipated completion date of March 31, 2026, it offers the opportunity to enjoy contemporary living in one of Calgary's newest family-friendly neighbourhoods. The main level welcomes you with high ceilings and durable engineered hardwood flooring, creating a bright and inviting atmosphere throughout. The open-concept design seamlessly connects the kitchen, dining area, and living room, providing an ideal setting for both everyday living and entertaining. A stylish electric fireplace serves as the focal point of the living room, adding warmth and character to the space. At the heart of the home is a beautifully appointed kitchen designed for both function and style. Quartz countertops, sleek cabinetry, a large central island with breakfast bar seating, and quality appliances, including a gas stove, create a space that is as practical as it is attractive. Gas lines have also been roughed in for a future spice kitchen range, offering additional flexibility for cooking and entertaining. Upstairs, thoughtfully designed living spaces continue to impress. The spacious primary retreat provides a peaceful place to unwind and features a walk-in closet along with a private ensuite complete with a double vanity and a relaxing soaker tub. Additional bedrooms offer comfortable accommodations for family members, guests, or a home office. A conveniently located upper-level laundry room adds everyday convenience. The unfinished basement presents excellent potential for future development, allowing you to create a space tailored to your needs. Whether you envision a recreation room, home gym, additional

bedrooms, or expanded living space, the possibilities are endless. Outside, the double attached garage and driveway provide parking for up to four vehicles while offering valuable storage space. Buyers will also receive a \$1,000 landscaping certificate to help complete the outdoor area. Living in Belmont means enjoying access to parks, playgrounds, walking and biking pathways, schools, and nearby shopping amenities. With convenient connections to major roadways and exciting future community developments, Belmont offers a perfect balance of suburban comfort and urban accessibility. This exceptional new home combines quality craftsmanship, modern design, and an outstanding location, making it a remarkable opportunity in one of Calgary's most exciting emerging communities. Visit the Showhome today for more info!!