

21 Belmont Villas SW Calgary, Alberta

MLS # A2187137



\$886,000

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,101 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Smart Home, Soaking Tub, Stone Counters, Walk-In Closet(s)		

Inclusions: N/A

This fully customized Moraine Showhome by Shane Homes offers 4 bedrooms, 3.5 bathrooms, and thoughtful upgrades throughout. The upgraded kitchen includes extra space, a larger island, built-in microwave, and wall oven. The cozy living room features a gas fireplace and opens to the dining nook. The primary ensuite has been upgraded with a larger double vanity, shower, tub, and walk-in closet. A 2' home extension adds extra storage and living space. The fully finished basement includes 1 bedroom and 1 full bathroom below grade, offering additional living space and flexibility. The rear deck with aluminum railing is perfect for outdoor enjoyment. Additional features include Luxury Vinyl Plank flooring on the main floor, ceramic tile in bathrooms, and walk-in closets in the secondary bedrooms. Possession is estimated for April/May 2025. Please note that photos may be representative.