

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

**MLS # A2210786**



**\$787,000**

<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, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<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

Welcome to the Katilina by Shane Homes — currently under construction with possession expected in late Summer 2025. This beautifully designed 4-bedroom, 3-bathroom home features a main floor bedroom with full bath. The open-concept layout includes a spice kitchen, included rear deck, and is built on a sunshine basement for added natural light. Upstairs, you'll find 3 spacious bedrooms, each with a walk-in closet, a central family room, and a luxurious 5-piece ensuite in the primary bedroom . High-end finishes throughout include LVP flooring on the main, quartz countertops, and an oversized garage. Photos are for illustrative purposes only and represent a similar finished home. Photos are representative.