CORD SPERO #1

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140 Belmont Place SW
Calgary, Alberta

MLS # A2278691

$721,350

Division:	Belmont
Type:	Residential/House
Style:	2 Storey

Size:	2,102 sq.ft.	**Age:**	2025 (1 yrs old)
Beds:	4	**Baths:**	3

Garage:	Double Garage Attached
Lot Size:	0.08 Acre
Lot Feat:	Street Lighting

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

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Smart Home, Stone Counters, Walk-In Closet(s)

Inclusions: n/a

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 potential 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.