

21 Belmont Villas SW  
Calgary, Alberta

MLS # A2187137



**\$886,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<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>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Smart Home, Soaking Tub, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	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.