

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

**MLS # A2210786**



**\$808,000**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <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 &mdash; 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&rsquo;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.