



## 63 Belmont Pass Calgary Alberta

\$417,000

Welcome to this stunning Ambrosia townhome in the desirable Belmont community. This spacious two-storey home boasts an open-concept layout that seamlessly connects the kitchen, dining, and living areas--ideal for both daily living and entertaining. The kitchen features sleek stainless steel appliances and a large island with elegant quartz countertops. Upstairs, you'll find two generously sized bedrooms, each with its own ensuite bathroom and ample closet space, providing both comfort and privacy. A convenient laundry area is also located on the upper floor. With superior insulation, built to 2030 and beyond building code, this home offers enhanced durability, warmth, and quietness compared to traditionally built homes. Additional energy-efficient features include double-coated, triple-pane windows, extra insulation, and a Fresh Air System (HRV) to improve indoor air quality. Embrace the perfect combination of comfort, modern living, and a community-focused lifestyle in Belmont! Avalon Master Builder is extending free GST on this listing to all buyers so that everyone can benefit. Photos are representative. (id:6769)

2pc Bathroom .00 Ft x .00 Ft  
Dining room 10.42 Ft x 14.42 Ft  
Kitchen 11.58 Ft x 12.08 Ft  
Living room 10.50 Ft x 12.83 Ft

4pc Bathroom .00 Ft x .00 Ft  
5pc Bathroom .00 Ft x .00 Ft  
Primary Bedroom 11.75 Ft x 10.92 Ft  
Bedroom 10.42 Ft x 11.83 Ft

Listing Presented By:



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