

# QUICK POSSESSION



## CLAREMONT

4 Bed | 3 Bath | 1,775 sq. ft.

**307 Belvedere Drive SE**  
**Calgary, Alberta**  
Block 11 | Lot 15

587-620-3645  
belvedere@allistongroup.ca  
268 belvedere drive se  
calgary, alberta



# CLAREMONT

4 Bed

3 Bath

1,775 sq. ft.

307 Belvedere Drive SE

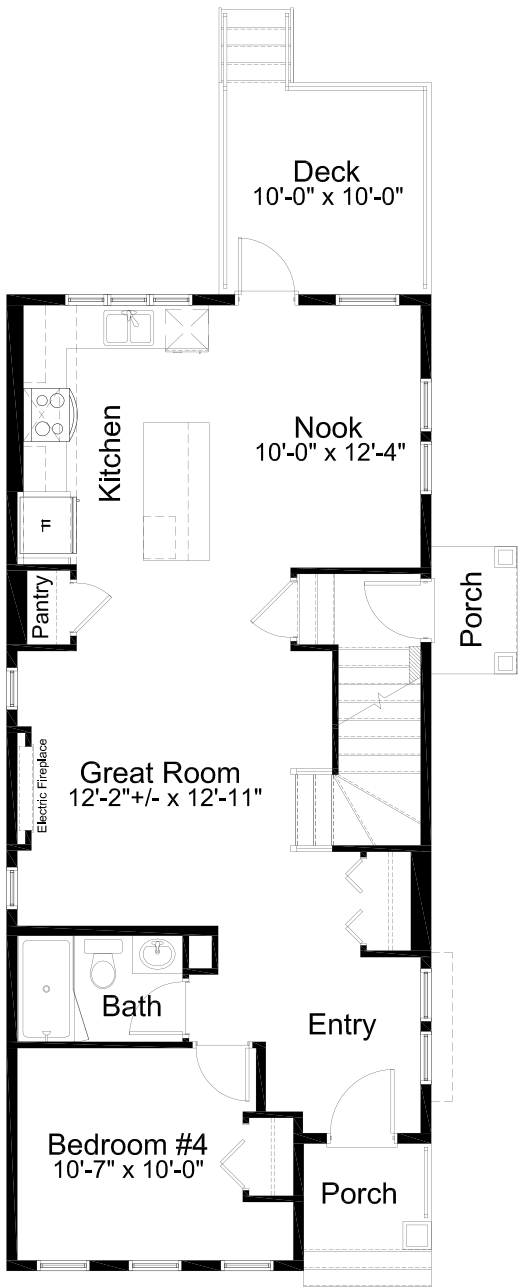
Block 11 | Lot 15

- Open Concept Living
- Stainless Steel Appliance Package
- Upgraded Gas Range
- Upgraded Silgranit Kitchen Sink
- Whirlpool Washer & Dryer Set
- Quartz Countertops Throughout
- Luxury Vinyl Plank Flooring
- Electric Fireplace in Great Room
- Hazel Lighting Package Upgrade
- Main Floor Full Bath
- Main Floor Bedroom
- Spacious 5-piece Ensuite
- Upper Floor Laundry
- Rear Deck
- Upgraded Hemlock Railing Design
- Side Entry with Porch
- Triple Pane Windows
- Detached Double Car Garage

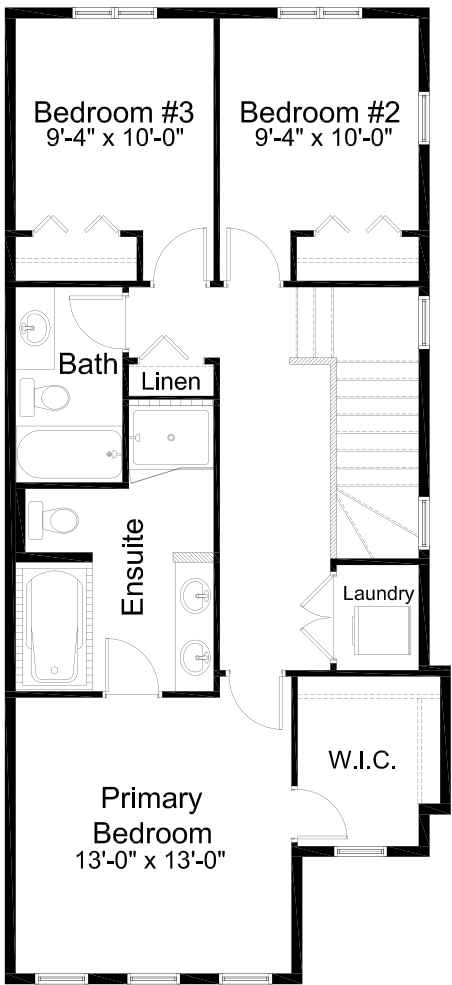
Edited: October 23, 2024  
The builder reserves the right to modify or change plans, specifications, features and prices without notice. Materials may be substituted with equivalent or better at the builder's sole discretion. All dimensions and sizes are approximate and are based on architectural measurements. As reverse, mirrored and/or flipped plans occur throughout the building, please see architectural plans if material to your decision to purchase. Renderings, furnishings and equipment shown are an artist's conception and are intended as a general reference only. Please see disclosure statement for specific offering details. E. & O.E.



PRAIRIE #2 ELEVATION



MAIN FLOOR  
884 sq. ft.



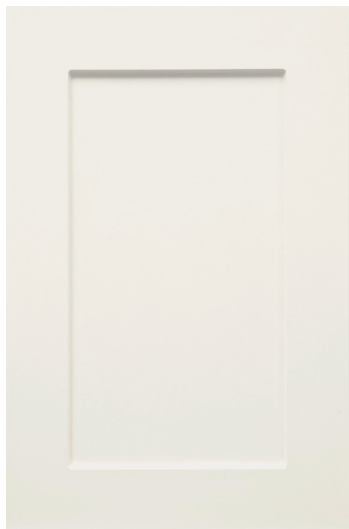
UPPER FLOOR  
891 sq. ft.

## CLAREMONT

4 Bed | 3 Bath | 1,775 sq. ft.

307 Belvedere Drive SE  
Calgary, Alberta  
Block 11 | Lot 15

1.



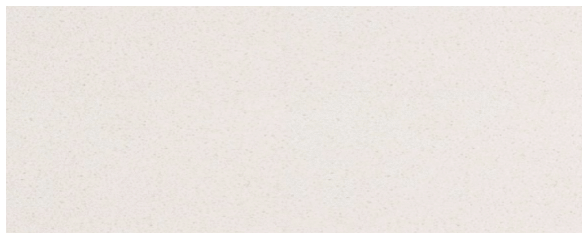
2.



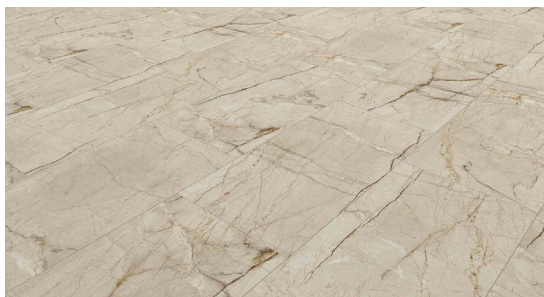
3.



4.



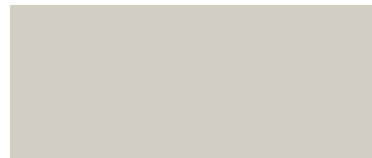
5.



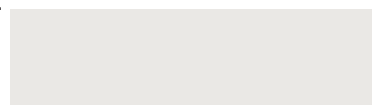
6.



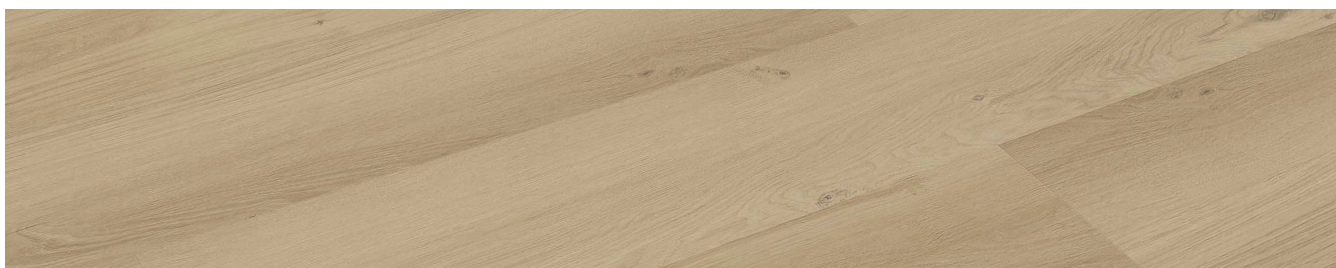
7.



8.



9.



### SELECTION DETAILS

- |   |  |
|---|--|
| 1. Kitchen & Bath Cabinets - Shaker Style - Cotton              | 6. Carpet - Mohawk Tectonic - 927 Flannel        |
| 2. Wall Tile - Ceratec Tile - Essential Greige Matte - 4" x 16" | 7. Cloverdale Artisan Paint - Wall: CA032 Smoky  |
| 3. Hardware - Richelieu - Metal Pull 7348 - Brushed Nickel      | 8. Cloverdale Artisan Paint - Trim: CA019 Summit |
| 4. Countertops - Jadestone Quartz - Baffin Bay                  | 9. Luxury Vinyl Plank - Unifloor - EC81105 Iris  |
| 5. Luxury Vinyl Tile - Unifloor - EC72938 Milano - 12" x 24"    |  |

**Note:** Products featured in our catalogue may differ from physical samples. Variations in colour, texture, and appearance can occur due to various factors, including differences in manufacturing batches, natural variations in materials, and the influence of lighting in photography and printing. We make every effort to ensure that our catalogue accurately represents our products, but we cannot guarantee an exact match to physical samples. Last Edited: April 21, 2025

## CLAREMONT

4 Bed | 3 Bath | 1,775 sq. ft.

307 Belvedere Drive SE

Calgary, Alberta

Block 11 | Lot 15

10.



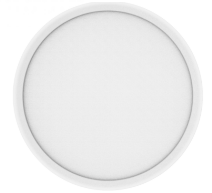
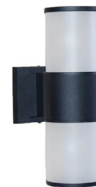
11.



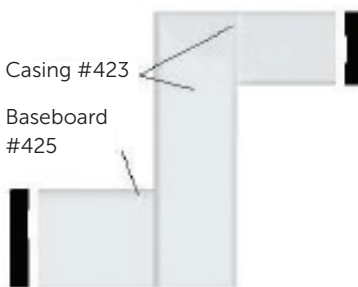
12.



13.



14.



15.



16.



17.



### SELECTION DETAILS

- 10. Kitchen Sink - Siligranit Blanco Horizon U2 - Truffle
- 11. Kitchen Faucet - Delta Osler Pull-Down - Polished Chrome
- 12. Bathroom Plumbing - Delta Polished Chrome Collection
- 13. Lighting - Hazel Lighting Package - Silver Collection

- 14. Casing - Modern Baseboard & Casing
- 15. Door Hardware - Weiser Halifax Round Polished Chrome
- 16. Interior Door - Kingston 2 Panel Door
- 17. Hemlock Railing Design - Matte Black & Cloverdale CA019

**Note:** Products featured in our catalogue may differ from physical samples. Variations in colour, texture, and appearance can occur due to various factors, including differences in manufacturing batches, natural variations in materials, and the influence of lighting in photography and printing. We make every effort to ensure that our catalogue accurately represents our products, but we cannot guarantee an exact match to physical samples. Last Edited: April 21, 2025