



THE
A-TEAM

**RE/MAX
FIRST**

73 HOMESTEAD Boulevard, Calgary T3J2H1

MLS®#: **A2118011**

Area: **Homestead**

Listing Date: **05/02/24**

List Price: **\$560,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2023

Lot Information

Lot Sz Ar:

1,948 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,367

Low Sqft:

Ttl Sqft:

1,367

DOM

30

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,Rectangular Lot

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central**

Sewer:

Ext Feat: **Private Yard**

Construction:

Mixed

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

No Smoking Home,Separate Entrance,Storage,Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`7" x 11`11"
2pc Bathroom	Main	7`10" x 5`1"
Dining Room	Main	11`6" x 8`10"
Bedroom - Primary	Upper	11`6" x 11`7"
5pc Ensuite bath	Upper	7`11" x 7`11"
Laundry	Upper	4`7" x 4`3"
Bedroom	Upper	8`4" x 10`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	5`3" x 5`8"
Kitchen	Main	13`2" x 11`8"
Mud Room	Main	5`3" x 3`9"
Walk-In Closet	Upper	5`3" x 7`7"
4pc Bathroom	Upper	8`0" x 4`10"
Bedroom	Upper	8`5" x 9`8"

Title:
Fee Simple
Legal Desc:

Zoning:
R-Gm

2012035

Remarks

Pub Rmks: **Welcome to this 2023 BUILT NO CONDO FEES FREEHOLD TOWNHOUSE located in one of the most demanding, emerging and amenity rich communities of HOMESTEAD. Offering Luxurious Living Space with 3 Bedrooms, 2.5 Baths and Fully Fenced Backyard! Extremely functional and well thought out floorplan . Entering the main level, you will see that the Open Floorplan Concept is very well adapted into the home. Main floor offers a spacious living room with large windows and dining and efficiently laid out kitchen with kitchen island and upgraded modern appliances. The sunny Nook has a big glass window for the amazing backyard view! There is a half bath on the main level. There is a large basement that is unfinished and ready to be built with your dreams. The usage of living space on the upper level is fantastic. Featuring 3 bedrooms and 2 full baths. Of the 3 bedrooms, 1 is the master that comes with an ensuite and W.I.C! The laundry feature includes upgraded Washer and dryer is conveniently located on the upper level. With its location in Homestead, this home have easy access to the shopping hub! In addition to that, this home has easy access to Parks, Playgrounds, walking trails and more! 2023 BUILD! GREAT VALUE! WHY WAIT?! Book your private showing today!**

Inclusions: **NONE**
Property Listed By: **Comox Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











