



THE
A-TEAM

**RE/MAX
FIRST**

93 HOMESTEAD Boulevard, Calgary T3J 2H1

MLS® #: **A2118971**

Area: **Homestead**

Listing Date: **04/12/24**

List Price: **\$569,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2022

Lot Information

Finished Floor Area

Lot Sz Ar:

1,948 sqft

Lot Shape:

Abv Sqft:

1,366

Low Sqft:

Ttl Sqft:

1,366

DOM

37

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard

Off Street,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding

Flooring:

Carpet,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Gas Range,Microwave,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Kitchen Island,No Smoking Home,Quartz Counters,Tankless Hot Water,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	38`1" x 40`0"
Dining Room	Main	23`7" x 38`1"
Bedroom - Primary	Upper	38`5" x 38`1"
5pc Ensuite bath	Upper	23`4" x 26`3"
Laundry	Upper	14`1" x 15`9"
Bedroom	Upper	27`11" x 4`11"

Room	Level	Dimensions
Kitchen	Main	43`4" x 43`4"
2pc Bathroom	Main	23`4" x 17`5"
Walk-In Closet	Upper	17`1" x 25`7"
4pc Bathroom	Upper	26`3" x 13`6"
Bedroom	Upper	27`7" x 30`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2012035

Zoning:
R-Gm

Remarks

Pub Rmks:

Welcome to this charming one-year-old townhouse located in the sought-after community of Homestead! .This townhouse boasts luxurious living space with 3 bedrooms and 2.5 baths, all without any pesky condo fees. As you enter the main level, you'll notice the open floorplan concept, featuring a spacious living room with large window, a dining area, and a well-equipped kitchen with a kitchen island and modern appliances. There's also a convenient half bath on this level. Downstairs, you'll find a large basement that's partially finished and ready for your personal touch. Upstairs, the upper level offers 3 bedrooms and 2 full baths, including a master bedroom with an ensuite and walk-in closet. The laundry area, complete with upgraded washer and dryer, is conveniently located on this level too. Situated in Homestead, this home provides easy access to Stoney Trail, shopping centers, major grocery stores, restaurants, playgrounds, and more! With its great value and prime location, why wait? Book your private showing today!

Inclusions:
Property Listed By:

None
Confident Realty Inc

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







