



THE
A-TEAM

**RE/MAX
FIRST**

79 HOMESTEAD Park, Calgary T3J2K7

MLS®#: **A2119930**

Area: **Homestead**

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

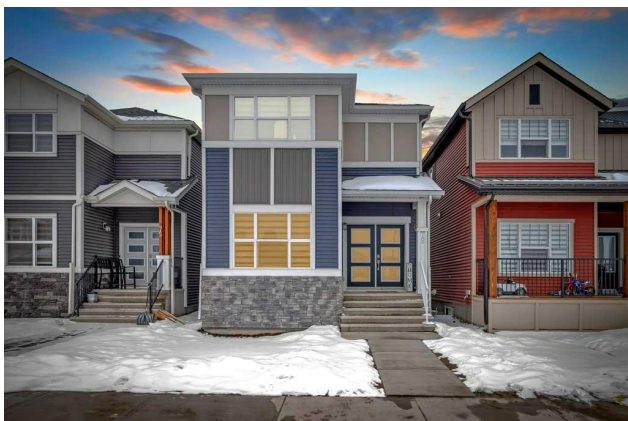
List Price: **\$687,900**

Status: **Pending**

County: **Calgary**

Change: **-\$7k, 26-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar: **2,778 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,021**
Low Sqft:
Ttl Sqft: **2,021**

DOM

46
Layout
Beds: **4 (4)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Level,Zero Lot Line**
Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Outside**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Storage,Walk-In Closet(s),Wired for Data**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	7`8" x 12`2"
3pc Bathroom	Main	4`11" x 7`10"
Spice Kitchen	Main	5`7" x 8`0"
Family Room	Main	12`0" x 11`8"
Bonus Room	Upper	14`4" x 13`4"
Walk-In Closet	Upper	6`11" x 6`4"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	11`1" x 10`6"
Kitchen	Main	14`10" x 14`2"
Dining Room	Main	12`0" x 7`6"
Mud Room	Main	6`8" x 10`1"
Bedroom - Primary	Upper	11`10" x 15`1"
4pc Ensuite bath	Upper	6`11" x 8`3"

Bedroom Laundry	Upper Upper	10`0" x 10`1" 5`4" x 7`10"	Bedroom 4pc Bathroom Legal/Tax/Financial	Upper Upper	13`6" x 11`5" 5`0" x 8`9"
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Title: Fee Simple Legal Desc:		Zoning: R-G			
	2211478			Remarks	

Pub Rmks:	<p>FULLY Upgraded - Main Floor Bedroom - Full Main Floor Bathroom - Spice Kitchen - Detached Double Car Garage! Introducing this exquisite, newly constructed residence offering an impressive 2000 sq ft plus of meticulously crafted living space across its main and upper levels. Upon entering through the double front doors, you're greeted by a welcoming foyer featuring ample closet storage. The main level encompasses a generously sized bedroom adorned with plush carpeting, complemented by a nearby 3-piece bathroom featuring a walk-in shower and single vanity. The heart of the home unfolds into an expansive open floor plan, seamlessly integrating the kitchen, dining, and living areas, ideal for hosting gatherings and creating lasting memories. The kitchen showcases sleek quartz countertops, stainless steel appliances, pristine white cabinetry, and a central island with barstool seating, accompanied by a convenient spice kitchen equipped with an electric stove and hood fan. Adjacent to the kitchen, the dining area provides a cozy space for family meals, while the living room is bathed in natural light streaming through large windows overlooking the backyard oasis. A mudroom at the rear of the home offers additional storage and access to the double detached garage and the stairwell leading to the undeveloped basement below. Upstairs, discover three bedrooms, two full bathrooms, a dedicated laundry room, and a spacious family room, ensuring optimal comfort and functionality. The primary bedroom boasts a deep walk-in closet and a luxurious 4-piece ensuite complete with dual vanities and a walk-in shower, while the secondary bedrooms offer ample closet space and share a well-appointed 4-piece bathroom. Plush carpet flooring adorns all bedrooms and the family room, providing a cozy retreat for relaxation. The upper-level laundry room adds convenience to daily routines. With the basement awaiting your personal touch, the possibilities are endless for customization to suit your family's lifestyle. Don't miss the opportunity to experience the allure of this exceptional home firsthand—schedule your viewing today!</p> <p>Inclusions: Property Listed By:</p> <p>Range Hood, Electric Range Real Broker</p>
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



