



THE
A-TEAM

**RE/MAX
FIRST**

130 HOMESTEAD Crescent, Calgary T3J 4A9

MLS®#: **A2120116**

Area: **Homestead**

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

List Price: **\$799,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 16-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,788 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,196**

Low Sqft:

Ttl Sqft: **2,196**

DOM

45

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Yard

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Microwave,Range,Refrigerator**
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Stone Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Office	Main	11`0" x 9`0"
Nook	Main	16`0" x 9`6"
Bedroom - Primary	Upper	12`8" x 15`3"
5pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	10`0" x 10`0"

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
Great Room	Main	16`1" x 12`1"
5pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	10`0" x 10`0"
Bonus Room	Upper	12`8" x 14`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2211478

Zoning:
R-G

Remarks

Pub Rmks:

Trico Homes, the heart of home building. Find your ideal home in your favourite community in Calgary & Surrounding Area. Welcome to our beautifully upgraded Encore model. Only a few steps away from the playground this home offers large 8' double doors, a spice kitchen and a stunning open-to-above feature in the great room. No expense was spared on upgrading this amazing property. You will see built-in appliances, a waterfall countertop in the kitchen, brick style tile feature around the fireplace and stunning master ensuite with a full tile and glass shower. Homestead presents a rare opportunity to live in close proximity to the NE amenities you use and love while escaping the day-to-day congestion associated with larger communities and commercial spaces nearby.

Inclusions:
Property Listed By:

N/A
Bode Platform Inc.

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









