



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**17 HOMESTEAD Crescent, Calgary T3J 2G9**

MLS®#: **A2134161**      Area: **Homestead**      Listing Date: **05/22/24**      List Price: **\$669,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2021**  
Lot Information  
 Lot Sz Ar: **2,777 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,800**  
 Low Sqft:  
 Ttl Sqft: **1,800**

DOM

**34**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane,Rectangular Lot**  
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	12`10" x 7`0"	Living Room	Main	14`5" x 12`10"
Kitchen	Main	12`10" x 12`4"	Foyer	Main	10`7" x 5`4"
Bonus Room	Upper	13`6" x 10`5"	Bedroom - Primary	Upper	11`11" x 10`11"
Bedroom	Main	12`11" x 9`11"	Bedroom	Upper	9`11" x 9`7"
Bedroom	Upper	13`0" x 8`10"	Laundry	Upper	7`4" x 5`0"
Walk-In Closet	Upper	9`5" x 4`6"	3pc Ensuite bath	Upper	9`4" x 4`11"
4pc Bathroom	Upper	8`10" x 4`11"	4pc Bathroom	Main	7`10" x 5`6"

Title:  
**Fee Simple**  
Legal Desc:

**2012035**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Discover the charm of Calgary's new northeast with this exceptional 1800 sq. ft. home, nestled in the picturesque community of Homestead. Here, you'll find yourself immersed in nature, surrounded by birds, fields, and breathtaking mountain views that make you forget how close you are to the city. Homestead offers the perfect balance of serene prairie fields and urban convenience, with easy access to major roadways. The wide front door opens to a welcoming entrance with ceramic tiles leading to a full 4-piece bath on the main floor. The main floor also features a spacious bedroom, ideal for guests or family members. You'll appreciate the elegance of upgraded engineered hardwood flooring throughout the main level. The gourmet kitchen is a chef's dream, featuring a gas stove, built-in microwave, range hood, dishwasher, backsplash, and a good-sized pantry. An extra-length island with quartz countertops and 42-inch kitchen cabinets with risers provide ample storage and a sleek, modern look. The dining and great rooms are spacious areas perfect for family gatherings, with large windows providing views away from the park. Cozy carpeted stairs lead to the upper floor, adding warmth and comfort to the home. On the upper level, you'll find a versatile loft space perfect for a home office or additional living area. There are three bedrooms, including a master suite with its own 3-piece ensuite and two additional bedrooms served by a 4-piece bathroom. The convenience of an upper floor laundry room makes household chores a breeze. The backyard features a back lane and a concrete pad ready for a future double garage. This home also includes a separate entrance to an unfinished basement with 9-foot ceilings, ready for your custom ideas. It is move-in ready and available for quick possession. This stunning home is an excellent investment opportunity or the perfect choice for first-time home buyers. It won't last long on the market, so call your favorite realtor now to book a private showing. Don't miss out on this masterpiece in Homestead NE Calgary!**

Inclusions:  
Property Listed By:

**None**  
**MaxWell Central**

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













