

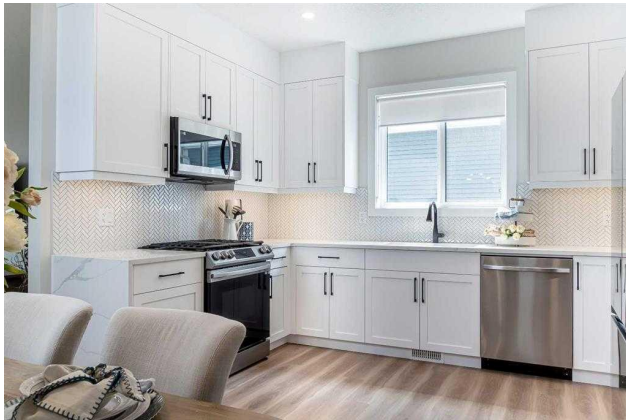


THE
A-TEAM

**RE/MAX
FIRST**

95 HOMESTEAD Park, Calgary T3J2K6

MLS®#: **A2140800** Area: **Homestead** Listing Date: **06/14/24** List Price: **\$759,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **2,419 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,679**
 Low Sqft:
 Ttl Sqft: **1,679**

DOM

14
Layout
 Beds: **6 (4 2)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame**
 Heating: **High Efficiency,Forced Air** Flooring: **Carpet,Laminate,Tile**
 Sewer: Water Source:
 Ext Feat: **Lighting,Rain Gutters** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Microwave Hood Fan,Oven,Range,Refrigerator,Tankless Water Heater,Washer/Dryer,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Storage,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`4" x 8`1"	Dining Room	Main	9`11" x 8`11"
Living Room	Main	19`4" x 12`4"	Family Room	Basement	11`1" x 10`9"
Foyer	Main	5`0" x 4`3"	Laundry	Second	5`7" x 4`6"
Mud Room	Second	6`6" x 4`5"	Kitchenette	Basement	10`8" x 9`0"
Laundry	Basement	4`0" x 3`5"	Bedroom - Primary	Second	12`0" x 11`11"

Bedroom Second 14`2" x 9`3"
Bedroom Main 10`6" x 8`0"
Bedroom Basement 10`11" x 8`4"
4pc Bathroom Basement 10`11" x 4`11"
4pc Ensuite bath Second 10`2" x 4`11"

Bedroom Second 14`2" x 8`11"
Bedroom Basement 11`0" x 10`10"
3pc Bathroom Main 7`10" x 4`11"
4pc Bathroom Second 8`8" x 4`11"

Legal/Tax/Financial

Title: Zoning:
Fee Simple R-G
 Legal Desc: **2211478**

Remarks

Pub Rmks: **Welcome to the Ashton 18' showhome by Partners! This exquisite property boasts a legal 2-bedroom secondary suite, a main floor bedroom with a full bathroom, and is perfectly positioned across from a park for unparalleled convenience. As you enter, you'll be greeted by a bright and open main floor, featuring a spacious living room, a versatile dining area, and a chef's kitchen with ceiling-height cabinets and upgraded stainless steel appliances. The second floor is home to the primary bedroom, complete with a walk-in closet and a luxurious 4-piece ensuite featuring double vanities. Two additional spacious bedrooms, a full bathroom, and a laundry room complete this level. A separate side entrance leads to a versatile 2-bedroom suite, ideal for rental income or extended family living. This suite includes its own kitchen, living and dining areas, and laundry facilities, offering both privacy and independence. Outside, a double detached garage accessible via the back lane complements the meticulously designed exterior, enhancing both curb appeal and functionality. Don't miss your opportunity to own the Ashton 18' showhome - schedule a viewing today and experience the pinnacle of showhome living!**

Inclusions: N/A
 Property Listed By: **eXp Realty**

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





