



THE
A-TEAM

**RE/MAX
FIRST**

319 HOMESTEAD Drive, Calgary T3J 5S1

MLS®#: **A2141019** Area: **Homestead** Listing Date: **06/14/24** List Price: **\$586,900**
 Status: **Active** County: **Calgary** Change: **-\$12k, 03-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,273 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Front Yard**
 Park Feat: **Alley Access,On Street,Parking Pad**

Finished Floor Area
 Abv Sqft: **1,561**
 Low Sqft:
 Ttl Sqft: **1,561**

DOM

94
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Forced Air**
 Sewer:
 Ext Feat: **Lighting,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Tankless Water Heater,Washer/Dryer**
 Int Feat: **Bathroom Rough-in,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	9`1" x 10`10"	Living Room	Main	17`7" x 10`10"
Bedroom - Primary	Second	12`0" x 11`2"	Bedroom	Second	14`3" x 8`0"
Bedroom	Second	14`3" x 9`3"	Laundry	Second	5`7" x 4`6"
3pc Bathroom	Second	8`8" x 4`11"	4pc Ensuite bath	Second	10`2" x 4`11"
2pc Bathroom	Main	6`6" x 4`2"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2410123

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to the Abbey 17' by Partners — a luxurious retreat that epitomizes modern comfort and style. This impeccably crafted 1561 square foot home, nestled in the vibrant community of Homestead, offers 3 bedrooms and 2.5 baths, providing ample space for contemporary living. Upon entering, you're greeted by a bright and spacious living and dining area, perfect for hosting gatherings or unwinding after a long day. The spacious kitchen is a chef's delight, boasting a large island with quartz countertops, cabinets reaching to the ceiling, and two pantries for abundant storage. Plus, all appliances — including a fridge, microwave hood combo, flat top stove, and dishwasher — are included for your convenience. Adding to its appeal, this home features a stunning exterior elevation that captures attention from the moment you arrive. With its stylish design and curb appeal, it's sure to make a lasting impression. Moreover, this home comes standard with a side door, offering a separate entrance and providing flexibility for future basement development plans. Upstairs, discover two generously sized spare rooms and a master bedroom with a 4-piece ensuite bathroom featuring dual sinks with quartz countertops and a walk-in closet. The side-by-side upstairs laundry room, complete with washer and dryer, adds further convenience to your daily routine. Contact us today for more information about your dream home!**

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

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