



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7 HOMESTEAD Passage, Calgary T3J5R8**

MLS® #: **A2145347**      Area: **Homestead**      Listing Date: **06/27/24**      List Price: **\$869,999**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2023**  
Lot Information  
 Lot Sz Ar: **3,993 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,217**  
 Low Sqft:  
 Ttl Sqft: **2,217**

DOM

**8**  
Layout  
 Beds: **4 (4 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Concrete, Wood Frame**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven, Electric Cooktop, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator**  
 Int Feat: **Built-in Features, Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>8`3" x 5`1"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 10`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`4" x 8`5"</b>	<b>Family Room</b>	<b>Main</b>	<b>10`10" x 12`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`4" x 12`0"</b>	<b>Spice Kitchen</b>	<b>Main</b>	<b>8`7" x 5`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`7" x 13`5"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>9`0" x 4`11"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>9`6" x 12`10"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>9`2" x 7`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`0" x 10`2"</b>	<b>Bedroom</b>	<b>Second</b>	<b>12`9" x 17`0"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>13`6" x 9`11"</b>	<b>Laundry</b>	<b>Second</b>	<b>8`8" x 5`6"</b>

Bedroom - Primary

Second

13`3" x 12`10"

Walk-In Closet  
Legal/Tax/Financial

Second

9`3" x 6`8"

Title:  
**Fee Simple**  
Legal Desc:

2410123

Zoning:  
**R-G**

Remarks

Pub Rmks: **Nestled in the prestigious community of Homestead. The corner lot property showcases the perfect blend of timeless elegance & thoughtful design with 2217.49 sq ft living space. Step inside to discover a spacious, inviting open floor plan that connects seamlessly with the living room, dining area, and kitchen. The abundant natural light flooding through large windows enhances the sense of space, creating a warm & welcoming atmosphere. Just off the front entrance to the right side, is a formal guest room which provides full privacy to the other family members. Next to that, there is a full bathroom on the main floor for the elder family members or guests. The living room is designed for relaxation and entertainment, featuring a cozy upgraded fireplace and modern finishes. The kitchen is the heart of the home. This trendy and elegant kitchen is a chef's dream come true to cook in a spice kitchen with high-end stainless-steel appliances, quartz countertops, and ample cabinet space. This kitchen is not only functional but also a focal point. The home offers 5 bedrooms & 4 full baths. Out of these 5 bedrooms 2 of them are master bedrooms. The master suite is full of luxury with a spacious layout, a walk-in closet, an ensuite bathroom, and walk-in laundry. The soaker tub set right by the large window overlooking the yard completes the ensuite. There are tons of upgrades that this property has, which makes this house unique: - upgraded elevation, 9' ceiling in the basement, large windows, double vanities, large pantry in spice kitchen, upgraded fireplace, kitchen cabinets with riser, hood in the main kitchen, built-in wall oven & refrigerator, Easy access to parks, schools, & shopping centers. Don't miss the chance to make this exceptional residence your own and experience the best of Calgary.**

Inclusions:  
Property Listed By: **N/A  
Royal LePage METRO**

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











