

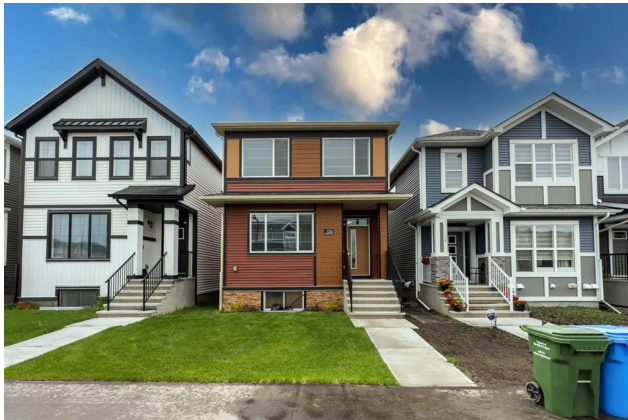


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**135 HOMESTEAD Drive, Calgary t3j4a9**

MLS®#: **A2148284** Area: **Homestead** Listing Date: **09/20/24** List Price: **\$639,999**  
 Status: **Active** 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: **2,949 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,810**  
 Low Sqft:  
 Ttl Sqft: **1,810**

DOM  
**74**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking  
 Ttl Park: **3**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane,Back Yard**  
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**  
 Int Feat: **Bar,French Door,No Animal Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`7" x 4`10"</b>	<b>Den</b>	<b>Main</b>	<b>13`1" x 10`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`3" x 8`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`11" x 12`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`0" x 13`1"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>5`0" x 9`1"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>5`1" x 9`6"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`8" x 10`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`0" x 13`1"</b>	<b>Family Room</b>	<b>Second</b>	<b>13`8" x 10`6"</b>
<b>Laundry</b>	<b>Second</b>	<b>5`0" x 7`5"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`0" x 11`10"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>4`7" x 9`6"</b>			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**2012035**

Remarks

Pub Rmks: **Welcome to this Open concept one-year-old home located in the community of Homestead! .This house boasts luxurious living space with 3 bedrooms and 2.5 baths. As you enter the main level, you'll notice the open floorplan concept, featuring a spacious living room, family room, a dining area, and a well-equipped kitchen with a kitchen island and upgraded appliances. There's also a convenient half bath on this level. Downstairs, you'll find a large unspoiled basement with already separate entrance. Upstairs, the upper level offers 3 bedrooms and 2 full baths, master bedroom with an ensuite and walk-in closet. The laundry area, complete with upgraded washer and dryer, is conveniently located on this level too. Situated in Homestead, this home provides easy access to Stoney Trail, shopping centers, major grocery stores, restaurants, playgrounds, and more! With its great value and prime location. Book your private showing today!**

Inclusions:  
Property Listed By: **n/a**  
**MaxValue Realty Ltd.**

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

