



THE
A-TEAM

**RE/MAX
FIRST**

105 HOMESTEAD Boulevard, Calgary T3J 4A9

MLS®#: **A2152947**

Area: **Homestead**

Listing Date: **07/26/24**

List Price: **\$549,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 12-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2022**
Lot Information
Lot Sz Ar: **1,786 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,262**
Low Sqft:
Ttl Sqft: **1,262**

DOM

54
Layout
Beds: **4 (2 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **City Lot,Cleared,Front Yard,Level,Rectangular Lot**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Heat Pump,Hot Water**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Skylight(s),Tankless Hot Water**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`6" x 10`4"	Dining Room	Main	11`0" x 12`2"
Kitchen	Main	11`6" x 11`2"	Bedroom - Primary	Upper	10`0" x 11`11"
2pc Bathroom	Main	5`6" x 4`9"	Bedroom - Primary	Upper	10`0" x 10`9"
5pc Ensuite bath	Upper	4`11" x 10`11"	4pc Ensuite bath	Upper	4`10" x 9`9"
Bedroom	Basement	10`3" x 10`0"	Bedroom	Basement	10`6" x 9`0"
Living Room	Basement	11`8" x 8`9"	3pc Bathroom	Basement	6`0" x 9`0"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2012035**

Zoning: **R-Gm**

Remarks

Pub Rmks: **No Condo Fees! Discover this charming townhouse in the community of Homestead North East. Separate Entrance to Basement | Fenced | 2 Primary Bed & 2.5 Bath | Fully developed Illegal Basement Suite | As you enter you will be welcomed by a spacious foyer, vinyl flooring, 9 FT ceilings on main floor and neutral color palette all over the home. The spacious main floor features open concept upon entry and is full of NATURAL light from the oversized windows. The exquisite kitchen includes a central island, premium quartz countertops, and stainless steel appliances. To complete the main floor, there's a half bathroom, a mudroom, a foyer and a large living room. Upstairs, you'll find 2 generous primary bedrooms with INDIVIDUAL WALK-IN CLOSETS and 4 and 5 PIECE EN-SUITES respectively. You also have separate laundry upstairs. Main attraction of this townhome is a SEPARATE REAR ENTRANCE to the FULLY DEVELOPED 2 BEDROOM UNIT with a modern kitchenette area, spacious living room, 4-piece bathroom, and private laundry. The basement is currently tenant occupied and has a great monthly cash flow. Step outside and you're greeted with a large fenced backyard. This home has a Quiet Wall System designed to reduce sound transfer up to 23% less than single family homes. Book a showing with your favorite Realtor today.**

Inclusions: **None**
 Property Listed By: **MaxWell Central**

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















