



THE
A-TEAM

**RE/MAX
FIRST**

212 HOMESTEAD Drive, Calgary T3J 4A9

MLS®#: **A2153294** Area: **Homestead** Listing Date: **07/29/24** List Price: **\$625,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2022** Abv Sqft: **1,741**
Lot Information Low Sqft:
 Lot Sz Ar: **2,779 sqft** Ttl Sqft: **1,741**
 Lot Shape:

DOM

51
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Rectangular Lot**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame**
 Heating: **Central** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Refrigerator,Washer**
 Int Feat: **Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	10`3" x 5`3"	Dining Room	Main	14`9" x 7`5"
Foyer	Main	8`5" x 11`8"	Kitchen	Main	13`7" x 8`11"
Living Room	Main	14`9" x 11`0"	Bedroom	Main	10`2" x 9`6"
4pc Bathroom	Second	9`2" x 4`11"	4pc Ensuite bath	Second	4`11" x 11`3"
Bedroom	Second	9`3" x 15`1"	Bedroom	Second	9`3" x 11`4"
Laundry	Second	8`11" x 5`9"	Bedroom - Primary	Second	13`3" x 15`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2012046

Zoning:
R-G

Remarks

Pub Rmks:

Exceptional value in Calgary NE! Welcome to your dream home in the community of Homestead. This stunning two-story detached home features a convenient MAIN FLOOR BEDROOM AND FULL BATH with quartz countertops and a standing shower, perfect for guests or multigenerational living. The gorgeous kitchen boasts quartz countertops, a spacious island, built-in stainless steel appliances, a chimney hood fan, a beautiful backsplash, and a window that fills the space with natural light. Laminate flooring and numerous pot lights add to the home's modern appeal. In the back, you'll find a CONCRETE PAD built for a 2-car garage and a back lane/alley for added convenience. The upper level offers generously sized rooms, including a primary bedroom with an ensuite, three additional bedrooms, a dedicated laundry room, and two bathrooms. The basement, with its SIDE ENTRANCE and bathroom rough-ins, provides excellent potential for customization. This rare opportunity won't last long. Don't miss out on making this exceptional home yours!

Inclusions:
Property Listed By:

N/A
Executive Real Estate Services

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







