

145 HOMESTEAD Terrace, Calgary T3J 5R9

A2153831 Homestead Listing 08/04/24 List Price: **\$849,900** MLS®#: Area:

Status: Active County: Calgary Change: -\$20k, 30-Aug Association: Fort McMurray

Date:



General Information

Residential Prop Type: Sub Type: Detached City/Town: Calgary Finished Floor Area

2024 Year Built: Abv Saft: Lot Information Low Sqft:

Lot Sz Ar: Ttl Sqft: 4,462 sqft 2,263

Lot Shape:

Ttl Park:

2,263

DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u>

Garage Sz:

4 (4)

4

2

3.0 (3 0)

2 Storey

45

Access:

Lot Feat: **Rectangular Lot**

Park Feat: **Double Garage Attached, Garage Door Opener**

Utilities and Features

Flooring:

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas **Brick, Wood Frame, Wood Siding**

Sewer:

Ext Feat: **BBQ** gas line, Private Entrance Carpet,Laminate Water Source: Fnd/Bsmt: **Poured Concrete**

Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer

Kitchen Appl:

Int Feat: Bathroom Rough-in, Open Floorplan, See Remarks, Separate Entrance, Vaulted Ceiling(s) **Utilities:**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	24`10" x 12`5"	Kitchen	Main	16`2" x 15`3"
Bedroom	Main	9`3" x 11`5"	Spice Kitchen	Main	9`3" x 5`4"
Foyer	Main	5`9" x 8`2"	3pc Bathroom	Main	4`11" x 7`7"
Bedroom - Primary	Second	12`5" x 14`7"	Family Room	Second	14`3" x 13`0"
Bedroom	Second	9`8" x 13`3"	Bedroom	Second	9`8" x 14`8"
Walk-In Closet	Second	10`0" x 7`4"	Laundry	Second	10`1" x 6`9"
5pc Ensuite bath	Second	10`1" x 12`5"	4pc Bathroom	Second	10`7" x 4`11"

Legal/Tax/Financial

Title: Zoning: **Fee Simple** R2 Legal Desc: 241 0123 Remarks Pub Rmks: The gorgeous BRAND new home is ready for a quick possession. The Mason II, built by Excel homes offers a spectacular floor plan built with families in mind - with FOUR above grade bedrooms and a SEPARATE ENTRANCE FOR BASEMENT. ZONED R2 (Future development of a secondary suite would still be subject to approval and permitting by the city/municipality). The basement has been roughed in for potential future development including; bathroom plumbing, venting and plumbing appropriate for a washer/dryer (200 AMP panel) and ventilation to accommodate a stove. Located in the up and coming community of HOMESTEAD, easily accessible off Stoney Trail or 80th Ave NE. The community offers a 3 acre community Assoc site, home to 2 future school sites, & Homestead Landing opening this fall (2024); walking paths, wetlands & more! This home is Certified Built Green w/all the cost saving features that makes EXCEL HOMES such a wise choice. You'll fall in love with this floor plan - this home has everything! This FOUR BEDROOM home features a large, welcoming front fover w/large coat closet that leads you inside. Uniquely, there is a main floor bedroom with cheater door to a FULL BATHROOM. The main floor also features a summer or spice kitchen! The main kitchen is amazing - its huge & offers loads of storage w/fresh white cabinets & drawers, eng. stone countertops, upgraded appliances 5 burner gas stove w/griddle, chimney fan & built in microwave. The adjacent dining nook is most definitely family sized & is open to the 2 storey great room w/ electric fireplace. Lovely white railings lead you to the 2nd level where you'll find 3 generous bedrooms & bonus room. The primary suite boasts an elegant 5 piece ensuite that includes dual vanity (loads of storage) tile floors, soaker tub & o/s shower! There is a large walk through closet that leads from the bedroom into the laundry room (such a convenience). Your

Inclusions:

Property Listed By:

CIR Realty

smart doorbell, smart door lock

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bonus room features lots of windows for natural light & a vaulted ceiling. Your families 4 piece bath completes this level.