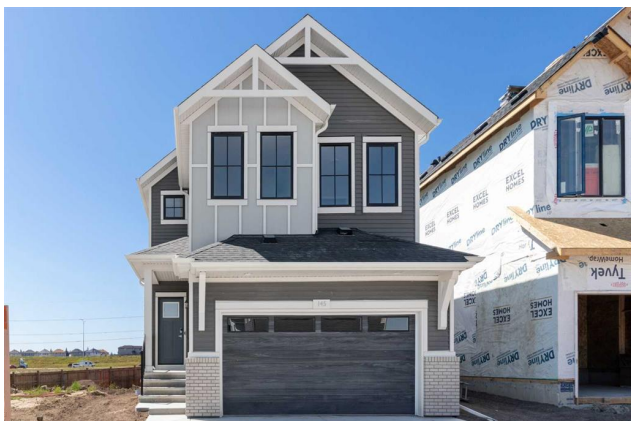


145 HOMESTEAD Terrace, Calgary T3J 5R9

MLS® #: **A2153831** Area: **Homestead** Listing Date: **08/04/24** List Price: **\$819,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 07-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2024** Abv Sqft: **2,263**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,462 sqft** Ttl Sqft: **2,263**
 Lot Shape:

DOM

108
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Access:

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Wood Frame,Wood Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Laminate**
 Sewer: **BBQ gas line,Private Entrance** Water Source:
 Ext Feat: **BBQ gas line,Private Entrance** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Bathroom Rough-in,Open Floorplan,See Remarks,Separate Entrance,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
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"

Title:
Fee Simple
Legal Desc:

241 0123

Zoning:
R2

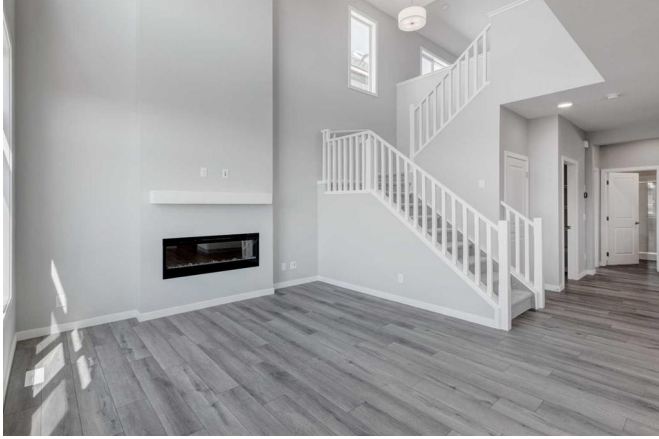
Remarks

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). Located on a family friendly street, with gorgeous backyard mountain views! 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 early 2025; 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 foyer 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 bonus room features lots of windows for natural light & a vaulted ceiling. Your families 4 piece bath completes this level.**

Inclusions: **smart doorbell, smart door lock**
Property Listed By: **CIR Realty**

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





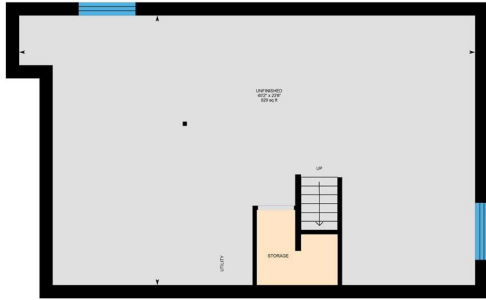






145 Homestead Terr NE, Calgary, AB

Basement (Below Grade) Exterior Area 1023.73 sq ft
Interior Area 516.23 sq ft



0 3 6 ft

PREPARED: 2024/06/02

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

145 Homestead Terr NE, Calgary, AB

Main Floor Exterior Area 1039.62 sq ft
Interior Area 1925.59 sq ft
Excluded Area 431.50 sq ft



0 3 6 ft

PREPARED: 2024/06/02

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

145 Homestead Terr NE, Calgary, AB

2nd Floor Exterior Area 1223.52 sq ft
Interior Area 1124.59 sq ft
Excluded Area 162.59 sq ft



0 3 6 ft

PREPARED: 2024/06/02

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.