



THE
A-TEAM

**RE/MAX
FIRST**

11 HOMESTEAD Passage, Calgary T3J 5R8

MLS®#: **A2154371**

Area: **Homestead**

Listing Date: **08/01/24**

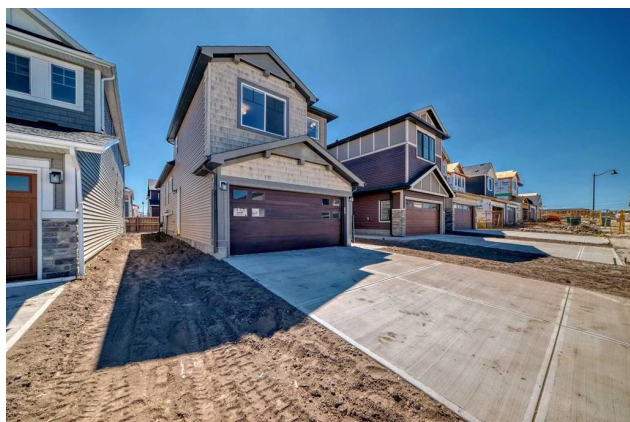
List Price: **\$699,000**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 09-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **2,500 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,414**
Low Sqft:
Ttl Sqft: **1,414**

DOM

48
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

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

Utilities and Features

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

Construction:
Mixed
Flooring:
Carpet, Vinyl Plank
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer**
Int Feat: **No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen With Eating Area	Main	13`4" x 8`7"
4pc Bathroom	Main	8`0" x 4`11"
Bedroom	Main	11`1" x 8`11"
Den	Main	12`0" x 9`4"
Bedroom - Primary	Second	11`4" x 13`10"
Walk-In Closet	Second	6`10" x 5`6"
Family Room	Basement	13`4" x 9`3"

Room	Level	Dimensions
Pantry	Main	2`1" x 3`9"
Bedroom	Main	10`0" x 9`2"
Living Room	Main	11`11" x 10`4"
Mud Room	Main	5`3" x 8`11"
5pc Ensuite bath	Second	4`11" x 11`10"
Laundry	Second	5`6" x 6`5"
Kitchen	Basement	8`2" x 8`2"

Bedroom
4pc Bathroom

Basement
Basement

9`7" x 10`5"
4`11" x 8`3"

Bedroom
Legal/Tax/Financial

Basement

9`7" x 11`5"

Title:
Fee Simple
Legal Desc:

2410123

Zoning:
R-G

Remarks

Pub Rmks: **Legal Suite by Builder ,Double Attached Front Garage , New house in Northeast Calgary . separate entrance , Separate laundry . Upstairs 3 Bedrooms and 2 Full bathroom and basement with 2 bedroom 1 full bath.**

Inclusions:
Property Listed By:

N/A

Five Star Realty

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

