



THE
A-TEAM

**RE/MAX
FIRST**

15 HOMESTEAD Passage, Calgary T3J 5R8

MLS®#: **A2157439** Area: **Homestead** Listing **08/19/24** List Price: **\$849,900**
 Status: **Active** County: **Calgary** Change: **-\$30k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2024** Abv Sqft: **2,175**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,920 sqft** Ttl Sqft: **2,175**
 Lot Shape:

DOM

30
Layout
 Beds: **6 (4 2)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Private,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Playground,Private Entrance,Private Yard**

Construction: **Aluminum Siding ,Brick,Concrete**
 Flooring: **Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Chandelier,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	4`10" x 8`4"
Dinette	Main	9`11" x 15`3"
Living Room	Main	16`4" x 12`4"
4pc Bathroom	Second	9`6" x 5`0"
Bedroom	Second	8`0" x 15`8"
Laundry	Second	9`4" x 6`2"
Bedroom - Primary	Second	13`0" x 13`1"

Room	Level	Dimensions
Bedroom	Main	8`11" x 10`1"
Kitchen	Main	16`4" x 10`11"
Mud Room	Main	7`7" x 8`8"
4pc Ensuite bath	Second	5`0" x 11`8"
Bedroom	Second	9`4" x 15`1"
Loft	Second	11`4" x 13`10"
4pc Bathroom	Basement	9`7" x 8`5"

Bedroom	Basement	9`10" x 12`3"	Bedroom	Basement	9`3" x 13`2"
Kitchen	Basement	9`1" x 10`9"	Game Room	Basement	16`0" x 12`2"
Storage	Basement	5`11" x 3`9"	Furnace/Utility Room	Basement	15`7" x 15`7"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-G**
 Legal Desc: **1111111**

Remarks

Pub Rmks: **Welcome to this beautifully upgraded detached home offers a perfect blend of modern convenience and luxury, featuring a total of 6 bedrooms and 4 bathrooms, including a fully legal 2-bedroom basement suite. Ideal for families or those seeking additional rental income, this home has been meticulously enhanced with high-end finishes and thoughtful upgrades throughout. The spacious main house includes 4 bedrooms and 3 bathrooms, while the Legal basement suite provides 2 additional bedrooms and a separate bathroom, making it perfect for extended family living or generating rental income. One of the standout upgrades is the powerful 4-ton air conditioning system, ensuring optimal comfort during hot summer months. The kitchen and deck are both equipped with upgraded gas lines, offering the convenience of gas-powered cooking both indoors and outdoors, while a gas range in the main kitchen adds to the high-end appeal. Future-proofing is also considered, with a rough-in for EV charging installed in the garage, ready to accommodate an electric vehicle. In addition, the home is designed with practical living in mind with an open floor plan concept. Natural light floods the home thanks to extra windows in the open-to-below area, where custom lighting fixtures further enhance the ambiance. Both the main kitchen and basement kitchen are fitted with luxurious granite countertops, extending the premium feel throughout the home. Custom lighting above the kitchen island adds a stylish touch, while extended lower cabinets in the kitchen provide additional storage space, making meal prep and organization a breeze. The main floor is designed with functionality and elegance, featuring a full washroom with a walk-in shower and a spacious bedroom upgraded with luxury vinyl plank (LVP) flooring, providing both comfort and style. Both the main and basement kitchens boast upgraded backsplashes, adding a modern flair to these central spaces. The kitchen also includes an upgraded, wider sink, offering enhanced functionality for everyday tasks. Overall, this home is designed for both style and practicality, with numerous custom upgrades that elevate everyday living. Whether you're looking for a spacious family home or an income-generating property, this house, with its carefully chosen upgrades, is sure to meet all your needs while providing a luxurious living experience.**

Inclusions: n/a
 Property Listed By: **RE/MAX Real Estate (Central)**

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