



THE
A-TEAM

**RE/MAX
FIRST**

171 HOMESTEAD Drive, Calgary T3J 4A9

MLS®#: **A2157973** Area: **Homestead** Listing Date: **08/15/24** List Price: **\$824,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **2,949 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,748**
 Low Sqft:
 Ttl Sqft: **1,748**

DOM

97
Layout
 Beds: **6 (4 2)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Aluminum Siding**
 Heating: **Central** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Water Source:
 Ext Feat: **Playground,Private Entrance** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave,Refrigerator,See Remarks,Washer/Dryer,Window Coverings**
 Int Feat: **Granite Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	10`2" x 5`4"	Bedroom	Main	10`2" x 9`6"
Foyer	Main	8`5" x 11`9"	Kitchen	Main	13`8" x 9`7"
Living Room	Main	14`10" x 18`5"	4pc Bathroom	Second	9`3" x 5`1"
4pc Ensuite bath	Second	5`0" x 11`4"	Bedroom	Second	9`3" x 15`3"
Bedroom	Second	9`5" x 11`5"	Laundry	Second	9`0" x 5`8"
Bedroom - Primary	Second	13`4" x 15`3"	4pc Bathroom	Basement	4`11" x 10`6"
Bedroom	Basement	9`0" x 13`5"	Bedroom	Basement	12`1" x 10`0"

**Kitchen
Furnace/Utility Room**

**Basement
Basement**

**4`3" x 9`10"
8`3" x 10`4"**

Game Room

Basement

14`1" x 18`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2012035

Zoning:
R-G

Remarks

Pub Rmks:

This newly built detached home (2022) offers modern living with thoughtful design. The main floor features a spacious bedroom and a full bathroom, ideal for parents or guests. With 9-foot ceilings and elegant laminate flooring, the open-concept living room flows seamlessly into the kitchen, which is equipped with stainless steel appliances. Upstairs, you'll find three generously sized bedrooms and two full bathrooms, including an ensuite in the master bedroom. The basement has a separate entrance, offering a complete illegal suite with two bedrooms, a kitchen, and a laundry room, currently generating \$1,500 monthly in rental income. Please note that the basement suite is illegal. The property also includes a double detached garage at the back, a fully fenced yard, and a backyard entirely paved with concrete, providing low-maintenance outdoor space. Come and enjoy this beautiful home in a vibrant community!

Inclusions:
Property Listed By:

**n/a
First Place Realty**

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