



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**146 HOMESTEAD Park, Calgary T3J 2K6**

MLS®#: **A2158274**      Area: **Homestead**      Listing Date: **08/16/24**      List Price: **\$799,000**  
 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: **3,207 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,340**  
 Low Sqft:  
 Ttl Sqft: **2,340**

DOM

**33**  
Layout  
 Beds: **5 (5 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Mixed**  
 Heating: **Forced Air**      Flooring: **Carpet, Vinyl**  
 Sewer:      Water Source:  
 Ext Feat: **Playground**      Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	11`0" x 5`10"	3pc Bathroom	Main	7`4" x 4`11"
Living Room	Main	11`0" x 29`9"	Bedroom	Main	9`6" x 9`11"
Dining Room	Main	11`0" x 10`0"	Kitchen	Main	16`2" x 13`11"
Spice Kitchen	Main	9`6" x 5`7"	Bedroom - Primary	Second	11`2" x 13`0"
4pc Ensuite bath	Second	12`0" x 5`5"	Walk-In Closet	Second	5`0" x 9`6"
Laundry	Second	9`2" x 4`11"	Bedroom	Second	9`6" x 11`4"
Bonus Room	Second	11`0" x 12`10"	4pc Bathroom	Second	7`7" x 7`8"

**Bedroom**  
**Walk-In Closet**

**Second**  
**Second**

**9`6" x 13`6"**  
**7`7" x 4`11"**

**Bedroom - Primary**  
**4pc Ensuite bath**  
Legal/Tax/Financial

**Second**  
**Second**

**11`0" x 12`2"**  
**9`6" x 8`5"**

Title:  
**Fee Simple**  
Legal Desc:

**2211478**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Beautiful well kept newer house with 2 master bedrooms with their own 4 piece ensuite and walk-in closet. The main floor plan is open floor plan with huge kitchen and spice kitchen. Upstairs 2 master bedrooms are located on front and back of the house providing privacy. Central bonus room and 2 other bedrooms and 4 piece ensuite and laundry room complete this level. The 9 feet basement with separate entrance adds value to the house. Book your showing today**

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**