



THE
A-TEAM

**RE/MAX
FIRST**

157 HOMESTEAD Terrace, Calgary T3J 5R9

MLS®#: **A2158417** Area: **Homestead** Listing Date: **08/20/24** List Price: **\$869,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,419 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,431**
 Low Sqft:
 Ttl Sqft: **2,431**

DOM

29
Layout
 Beds: **7 (5 2)**
 Baths: **5.0 (5 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Zero Lot Line**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Range,Refrigerator**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Stone Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	0`0" x 0`0"	Bedroom	Main	11`0" x 9`0"
Nook	Main	16`0" x 9`6"	Great Room	Main	15`11" x 13`0"
Bedroom - Primary	Upper	14`0" x 14`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
Bonus Room	Upper	12`8" x 13`0"	4pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	Bedroom	Upper	10`4" x 11`7"
Bedroom	Upper	10`0" x 10`6"	Bedroom	Upper	9`0" x 10`0"
Bedroom	Suite	9`0" x 12`7"	4pc Bathroom	Suite	0`0" x 0`0"

Living Room

Suite

17` 10" x 10` 3"

Bedroom

Suite

8` 5" x 12` 7"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

TBD

Zoning:

TBD

Remarks

Pub Rmks:

Welcome to the Encore at 157 Homestead Terrace, a stunning two-story home designed for large families seeking style and comfort. This 4-bedroom, 3-bathroom residence features a dual master setup on the upper level, including a luxurious 5-piece ensuite, as well as a bonus room and convenient upper floor laundry. The main floor offers a bedroom with a full bath, an open concept living space with a cozy fireplace in the great room, and a spice kitchen for culinary enthusiasts. Additionally, the home boasts a 2-bedroom, 1-bathroom legal basement suite with stainless steel kitchen appliances. Situated on a lot, backing onto an open space with no rear neighbors, the Encore is steps away from a serene green space, offering both privacy and tranquility. Photos are representative.

Inclusions:

N/A

Property Listed By:

Bode Platform Inc.

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