



THE
A-TEAM

**RE/MAX
FIRST**

208 HOMESTEAD Drive, Calgary T3J 2G5

MLS®#: **A2161771** Area: **Homestead** Listing Date: **08/29/24** List Price: **\$674,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 12-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **2,777 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,995**
 Low Sqft:
 Ttl Sqft: **1,995**

DOM

21
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Yard,Flag Lot,Rectangular Lot**
 Park Feat: **Alley Access,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Forced Air,Humidity Control,Natural Gas**
 Sewer:
 Ext Feat: **Lighting,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Humidifier,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Separate Entrance,Soaking Tub,Vinyl Windows**

Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|------------------|--------------|-------------------|-------------------|--------------|-------------------|
| Family Room | Main | 12`10" x 11`11" | Dining Room | Main | 11`11" x 7`11" |
| Kitchen | Main | 11`10" x 9`10" | Spice Kitchen | Main | 8`0" x 5`6" |
| Living Room | Main | 12`9" x 10`11" | Entrance | Main | 8`0" x 5`9" |
| Covered Porch | Main | 11`7" x 4`6" | Covered Porch | Main | 10`1" x 6`8" |
| 2pc Bathroom | Main | 4`11" x 5`5" | Bedroom - Primary | Upper | 15`0" x 11`8" |
| 4pc Ensuite bath | Upper | 6`10" x 8`4" | Bonus Room | Upper | 13`4" x 13`2" |

| | | | | | |
|----------------|--------------|-----------------------|---------------------|--------------|----------------------|
| Bedroom | Upper | 10`10" x 11`3" | Bedroom | Upper | 10`0" x 9`10" |
| Laundry | Upper | 7`11" x 5`3" | 4pc Bathroom | Upper | 8`8" x 4`11" |
| | | | Legal/Tax/Financial | | |

Title: **Fee Simple**
 Legal Desc: **2012046**

Zoning: **R-G**
 Remarks

Pub Rmks: **Price adjusted for a quicker sale. Welcome to this like a new build in 2022 (and finished in 2023), an amazing home in the new community of Homestead. A stunning two-story, with exotic high-end finishing, Front Porch, Spacious Yard, Lane Home. A 3-bedroom, 2.5-bathroom, Open Floor Plan, High Ceilings, Pot Lighting, Upper-Level Bonus Room, Upper-Level Laundry, and much more. The front door opens to a foyer with closet storage, the front living room and the main 2pc bathroom. Move further into the home to enjoy the open floor plan kitchen and family room. The kitchen features quartz countertops, black backsplash, a large center island with barstool seating, stainless steel appliances, and ample cabinet storage. Off the kitchen is spice kitchen with an electric stove, range hood, single basin sink, and additional cabinet storage. The family/dining room overlooks the backyard with east-facing windows allowing the morning sunlight to fill the space. Off the dining/family room is a spacious mudroom with closet storage that leads to the backyard. Upstairs holds 3 bedrooms, 2 full bathrooms, a bonus room and laundry room. The primary bedroom, the largest of the 3 features a walk-in closet and private 4pc ensuite. The 4pc ensuite has dual vanities and a tiled standalone shower. The 2 additional upper-level bedrooms are a generous size, each with closet storage. The bonus room is an added living space! Upper-level laundry is conveniently placed near the bedrooms for easy access. Downstairs is an unspoiled basement ready to be transformed into a space that fits your family's needs. It can create another up to 700 sqft after development. Outside is a spacious backyard with plenty of room for a rear detached garage pad. Hurry and book a showing at this incredible home today.**

Inclusions: **built-in Microwave in the main kitchen, also spice Kitchen Electric Stove, Spice Kitchen Range Hood**
 Property Listed By: **Real Estate Professionals Inc.**

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











