



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**35 HOMESTEAD Passage, Calgary T3J 5R8**

MLS®#: **A2162003**      Area: **Homestead**      Listing Date: **09/01/24**      List Price: **\$819,999**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 04-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **3,000 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,039**  
 Low Sqft:  
 Ttl Sqft: **2,039**

DOM

**80**  
Layout  
 Beds: **6 (3 3 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard,Rectangular Lot**  
 Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Gas Stove,Microwave,Microwave Hood Fan,Range Hood,Refrigerator,Stove(s),Washer,Washer/Dryer**  
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Storage,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`0" x 15`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`0" x 16`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`11" x 19`4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`4" x 9`8"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>9`1" x 4`11"</b>	<b>Foyer</b>	<b>Main</b>	<b>7`3" x 9`2"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`3" x 14`5"</b>	<b>Bedroom</b>	<b>Suite</b>	<b>11`8" x 13`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 13`2"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>12`11" x 17`5"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>4`11" x 13`6"</b>	<b>5pc Bathroom</b>	<b>Upper</b>	<b>7`6" x 8`0"</b>
<b>Laundry</b>	<b>Upper</b>	<b>7`7" x 5`10"</b>	<b>Kitchen</b>	<b>Basement</b>	<b>8`6" x 11`4"</b>

Living Room  
Bedroom  
Laundry

Basement  
Basement  
Basement

10`6" x 28`0"  
12`1" x 9`0"

Bedroom  
4pc Bathroom

Basement  
Basement

12`1" x 9`3"  
8`8" x 4`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2410123**

Zoning:  
**R-G**

Remarks

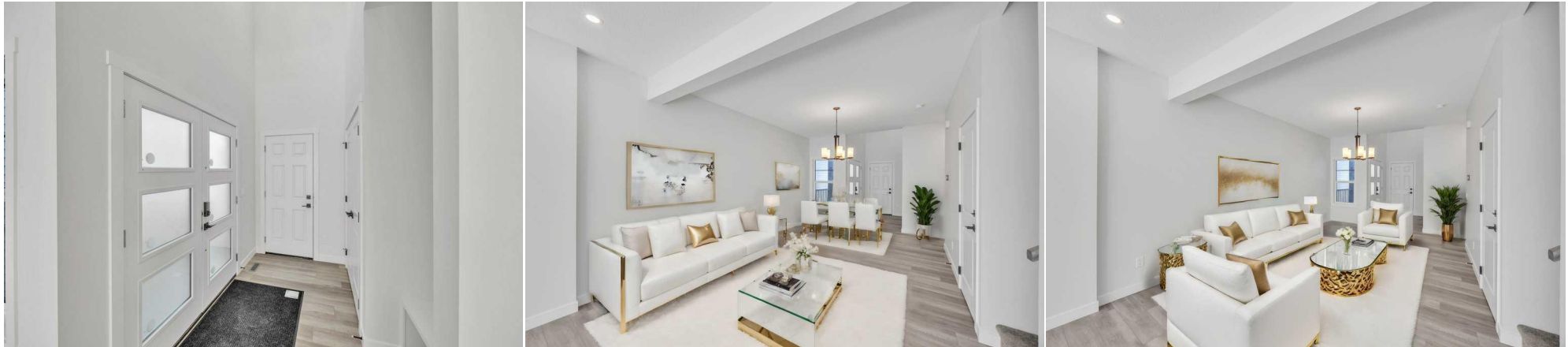
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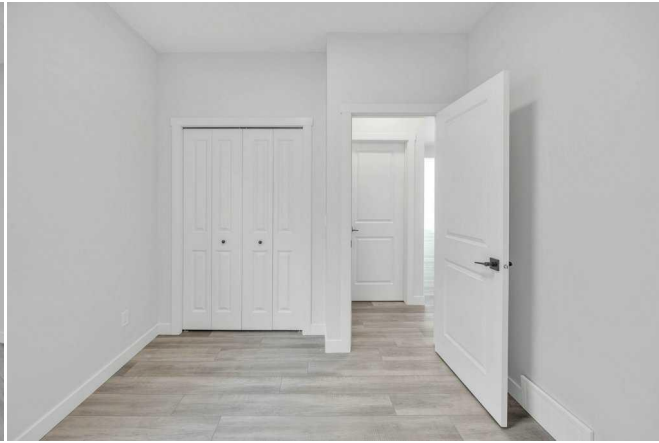
**Welcome to this stunning new home located in one of the most sought-after communities of Homestead. This property features a LEGAL BASEMENT SUITE with 2 spacious bedrooms, along with a full bathroom and bedroom on the main floor. Both the upstairs and basement have their own separate laundry facilities for added convenience. As you step inside, you're greeted by an inviting open floor plan. The main floor boasts a full bathroom with a standing shower and a bedroom, perfect for guests or multi-generational living. The living area is bright and airy, with large windows that bring in plenty of natural light. The separate dining area leads to a modern, well-equipped kitchen, featuring a chimney hood fan, gas stove, and stainless steel appliances. Upstairs, you'll find three bedrooms, two full bathrooms, a laundry area, and a bonus space that can be used as an office or playroom. The primary bedroom is a true retreat, complete with an ensuite bathroom and a large walk-in closet. The other two bedrooms share a common bathroom, making this floor perfect for a growing family. The basement offers a fully LEGAL SUITE with its own private entrance. It includes two generous bedrooms, a full kitchen with stainless steel appliances, a dishwasher, and a cozy living area. This is completed by a 4-piece bathroom and its own laundry facilities. This exceptional property won't stay on the market for long—don't miss your chance to make it your own!**

Inclusions:  
Property Listed By:

**N/A**  
**PREP Realty**

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





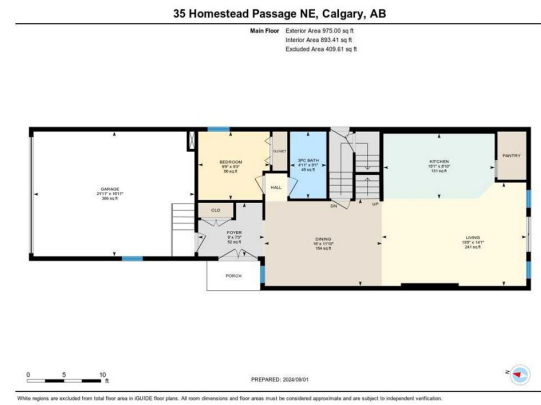












**35 Homestead Passage NE, Calgary, AB**

1st Floor Exterior Area 1068.43 sq ft  
Interior Area 959.46 sq ft  
Excluded Area 43.12 sq ft



**35 Homestead Passage NE, Calgary, AB**

Basement (Below Grade) Exterior Area 918.33 sq ft  
Interior Area 737.17 sq ft  
Excluded Area 63.18 sq ft

