



THE
A-TEAM

**RE/MAX
FIRST**

95 HOMESTEAD Park, Calgary T3J2K6

MLS®#: **A2162245** Area: **Homestead** Listing Date: **09/02/24** List Price: **\$724,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **2,419 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,679**
 Low Sqft:
 Ttl Sqft: **1,679**

DOM

16
Layout
 Beds: **6 (4 2)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame**
 Heating: **High Efficiency,Forced Air** Flooring: **Carpet,Laminate,Tile**
 Sewer: Water Source:
 Ext Feat: **Lighting,Rain Gutters** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Microwave Hood Fan,Oven,Range,Refrigerator,Tankless Water Heater,Washer/Dryer,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Storage,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`4" x 8`1"	Dining Room	Main	9`11" x 8`11"
Living Room	Main	19`4" x 12`4"	Family Room	Basement	11`1" x 10`9"
Foyer	Main	5`0" x 4`3"	Laundry	Second	5`7" x 4`6"
Mud Room	Second	6`6" x 4`5"	Kitchenette	Basement	10`8" x 9`0"
Laundry	Basement	4`0" x 3`5"	Bedroom - Primary	Second	12`0" x 11`11"

Bedroom
Bedroom
Bedroom
4pc Bathroom
4pc Ensuite bath

Second
Main
Basement
Basement
Second

14`2" x 9`3"
10`6" x 8`0"
10`11" x 8`4"
10`11" x 4`11"
10`2" x 4`11"

Bedroom
Bedroom
3pc Bathroom
4pc Bathroom

Second
Basement
Main
Second

14`2" x 8`11"
11`0" x 10`10"
7`10" x 4`11"
8`8" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **2211478**

Zoning:
R-G

Remarks

Pub Rmks: **Introducing the Ashton 18' showhome by Partners—a stunning blend of luxury and functionality, perfectly situated across from a park! Step inside to discover an inviting, open-concept main floor featuring a bright living area, a versatile dining space, and a chef's kitchen equipped with ceiling-height cabinetry and stainless steel appliances including a gas range. This level also offers the convenience of a main floor bedroom and a full bathroom, ideal for guests or multi-generational living. Upstairs, the primary suite is a true retreat, complete with two closets and a 4-piece ensuite with double vanities. Two additional generous bedrooms, a full bathroom, and a dedicated laundry space provide ample space for the entire family. The separate side entrance leads to a fantastic 2-bedroom legal secondary suite, perfect for generating rental income or providing a private living space for extended family. This legal suite features its own kitchen, living, dining areas, and laundry, ensuring total independence and comfort. Outside, a double detached garage accessed via the back lane adds convenience and curb appeal to this already impressive home. Don't miss your chance to own this exceptional showhome—book your private tour today and experience unparalleled luxury living!**

Inclusions:
Property Listed By: **N/A**
eXp Realty

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





