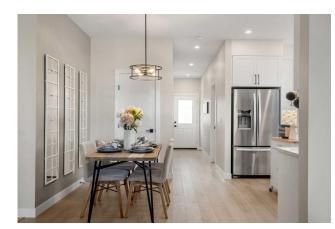


263 HOMESTEAD Drive, Calgary T3J 5S1

MLS®#:	A2166718	Area:	Homestead	Listing Date:	09/19/24	List Price: \$598,150
Status:	Active	County:	Calgary	Change:	None	Association: Fort McMurray



General Information	<u>1</u>			DOM	
Prop Type:	Residential			0	
Sub Type:	Semi Detached	(Half		<u>Layout</u>	
	Duplex)	Finished Floor Ar	rea	Beds:	4 (4)
City/Town:	Calgary	Abv Sqft:	1,684	Baths:	3.0 (3 0)
Year Built:	2024	Low Sqft:		Style:	2 Storey,Side by Side
Lot Information		Ttl Sqft:	1,684		
Lot Sz Ar: Lot Shape:	2,411 sqft			<u>Parking</u> Ttl Park: Garage Sz:	2
Access: Lot Feat: Park Feat:	Back Yard,Fron Alley Access,On	t Yard 1 Street,Parking Pad			

Utilities and	Features

Roof: Heating: Sewer: Ext Feat:	Heating: High Efficiency,Forced Air Sewer:			Construction: Concrete,Vinyl Siding,Wood Frame Flooring: Carpet,Vinyl Plank		
			Water Source: Fnd/Bsmt: Poured Concrete			
		Double Vanity,No Animal Home,No S	ve Hood Fan,Refrigerator,Tankless Water Heater,Washer/Dryer No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Tankless Hot Water,Vinyl			
Utilities:			Room Information			
Room Dining Room Bedroom - Pri Bedroom 3pc Bathroom 3pc Bathroom	Second Second	Dimensions 7`0" x 12`2" 14`7" x 12`1" 13`1" x 9`0" 8`8" x 4`11" 7`10" x 4`11"	Room Living Room Bedroom Laundry 4pc Ensuite bath Bedroom Legal/Tax/Financial	Level Main Second Second Second Main	Dimensions 19`10" x 11`8" 13`1" x 9`3" 5`7" x 4`6" 10`2" x 4`11" 9`4" x 7`10"	

Title: Fee Simple Legal Desc:	Zoning: R-G 2410123
5	Remarks
Pub Rmks: Inclusions: Property Listed By:	Introducing the Ashton 18' by Partners—your opportunity to own a brand new home without the wait! Step inside to discover an inviting, open-concept main floor featuring 9' ceilings, a bright living area, a versatile dining space, and a kitchen equipped with quartz countertops, full-height cabinets with a bank of pot drawers, and stainless steel Whirlpool appliances, including a range, fridge, OTR microwave/hood fan, and dishwasher. The main floor also includes a bedroom and a full bathroom, ideal for guests or multi-generational living. A convenient side entry adds flexibility and potential for future use. Upstairs, the primary suite features two closets and a 4-piece ensuite with double vanities. Two additional bedrooms, a full bathroom, and a dedicated laundry space (with washer and dryer included) provide plenty of room for the entire family. Additional features include 9' basement ceilings, luxury vinyl plank and luxury vinyl tile flooring, front landscaping, and a rear lane gravel parking pad. Book your private tour today and see all this home has to offer! N/A eXp Realty

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

