



THE
A-TEAM

**RE/MAX
FIRST**

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

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,411 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Front Yard**
 Park Feat: **Alley Access,On Street,Parking Pad**

Finished Floor Area
 Abv Sqft: **1,684**
 Low Sqft:
 Ttl Sqft: **1,684**

DOM

0
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame**
 Heating: **High Efficiency,Forced Air** Flooring: **Carpet,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Lighting,Rain Gutters** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Tankless Water Heater,Washer/Dryer**
 Int Feat: **Bathroom Rough-in,Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	7'0" x 12'2"	Living Room	Main	19'10" x 11'8"
Bedroom - Primary	Second	14'7" x 12'1"	Bedroom	Second	13'1" x 9'3"
Bedroom	Second	13'1" x 9'0"	Laundry	Second	5'7" x 4'6"
3pc Bathroom	Second	8'8" x 4'11"	4pc Ensuite bath	Second	10'2" x 4'11"
3pc Bathroom	Main	7'10" x 4'11"	Bedroom	Main	9'4" x 7'10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2410123

Zoning:
R-G

Remarks

Pub Rmks:

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!

Inclusions:
Property Listed By:

N/A
eXp Realty

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







Main
(± 864 SQ FT)
(Den Option)



Upper
(± 820 SQ FT)

APPLIANCES

Standard

STANDARD LEVEL 1
Whirlpool French Door Refrigerator

Features:
Capacity: 20.1 Cu Ft
Water Dispenser: Yes
Freezer: Yes
Counter depth: Yes

Dimensions:
Depth: 25.5" (H)
Height: 70.5" (H)
Width: 35.5" (W)

W10620002

STANDARD LEVEL 1
Whirlpool Over-the-Range Microwave Hood Fan Combo

Features:
Capacity: 1.1 Cu Ft
Cook: 360° 2-Speed

Dimensions:
Depth: 25.5" (H)
Height: 35" (H)
Width: 19.5" (W)

W10620016

STANDARD LEVEL 1
Whirlpool Electric Range

Features:
Capacity: 6.3 Cu Ft
6 Burners: 5
Convection: No

Dimensions:
Depth: 23.5" (H)
Height: 36" (H)
Width: 30" (W)

W10620005

STANDARD LEVEL 1
Whirlpool Built-In Dishwasher

Features:
Capacity: 15 Place settings
Full racks: 2
Cutlery holder: Yes
Cutlery tray: 2
Height: 33.5" (H)
Width: 24" (W)
Depth: 24" (D)

W10620042

partners
Development Group

STANDARD LEVEL 1
Whirlpool Front Load Electric Dryer + Whirlpool Front Load Washer

Features:
Capacity: 7.4 Cu Ft

Dimensions:
Depth: 30" (H)
Height: 39" (H)
Width: 30" (W)

W10620046

STANDARD LEVEL 1
Whirlpool Front Load Electric Dryer + Whirlpool Front Load Washer

Features:
Capacity: 7.4 Cu Ft

Dimensions:
Depth: 30" (H)
Height: 39" (H)
Width: 30" (W)

W10620047

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