



THE
A-TEAM

**RE/MAX
FIRST**

161 HOMESTEAD Terrace, Calgary T3J 5R9

MLS®#: **A2168901** Area: **Homestead** Listing Date: **09/26/24** List Price: **\$759,000**
 Status: **Active** County: **Calgary** Change: **-\$30k, 03-Oct** 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: **2,356**
 Low Sqft:
 Ttl Sqft: **2,356**

DOM

86
Layout
 Beds: **3 (3)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **No Neighbours Behind**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven, Dishwasher, Electric Cooktop, Gas Cooktop, Refrigerator**
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	5`0" x 8`3"	Dining Room	Main	16`1" x 5`11"
Kitchen	Main	16`1" x 8`10"	Spice Kitchen	Main	6`9" x 7`2"
Living Room	Main	18`10" x 15`9"	Bedroom	Upper	13`0" x 17`7"
Bedroom	Upper	12`9" x 11`1"	5pc Bathroom	Upper	9`3" x 8`2"
Bonus Room	Upper	13`10" x 15`7"	Laundry	Upper	8`11" x 5`10"
Bedroom - Primary	Upper	14`1" x 15`9"	Walk-In Closet	Upper	8`11" x 6`9"
5pc Ensuite bath	Upper	9`11" x 12`8"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **2410123**

Remarks

Pub Rmks: **Welcome to 3 bedroom 3 bathroom with flex room on main floor which can be used for different purposed depending on the family needs. The main floor full bathroom and spice kitchen are good additions to the house. The two tone kitchen with built in appliances and large island is great for cooking. The open floor plan on main floor is great with no neighbours on the back. Upstairs you will find master bedroom at the end of the house with 5 piece bathroom and walk-in closet. Very good size central bonus room provides privacy between master bedroom and other 2 good size bedroom at the front of the house. There is laundry room and another 5 piece bathroom on the floor. The basement has side entrance and 9 feet ceiling. Book your showing today.**

Inclusions: **NONE**
 Property Listed By: **URBAN-REALTY.ca**

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









