



THE
A-TEAM

**RE/MAX
FIRST**

217 HOMESTEAD Crescent, Calgary T3J 5S4

MLS®#: **A2172815** Area: **Homestead** Listing **10/16/24** List Price: **\$1,069,786**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2024** Abv Sqft: **3,271**
Lot Information Low Sqft:
 Lot Sz Ar: **5,416 sqft** Ttl Sqft: **3,271**
 Lot Shape:

DOM

2
Layout
 Beds: **5 (5)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Front Yard,Rectangular Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher**
 Int Feat: **Breakfast Bar,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	8`2" x 6`7"	Living Room	Main	23`3" x 12`6"
Dining Room	Main	12`5" x 11`11"	Kitchen	Main	16`6" x 14`6"
Spice Kitchen	Main	7`6" x 6`6"	Bedroom	Main	13`7" x 9`11"
4pc Bathroom	Main	9`5" x 4`11"	2pc Bathroom	Main	7`0" x 3`0"
Mud Room	Main	9`9" x 9`2"	Bonus Room	Second	20`3" x 15`1"
Bedroom - Primary	Second	18`7" x 15`0"	Bedroom	Second	17`8" x 15`7"
Bedroom	Second	11`3" x 12`0"	Bedroom	Second	11`11" x 9`11"
5pc Ensuite bath	Second	12`8" x 12`0"	5pc Ensuite bath	Second	11`11" x 4`11"
5pc Bathroom	Second	12`0" x 5`4"	Walk-In Closet	Second	12`0" x 6`2"
Walk-In Closet	Second	10`6" x 4`11"	Laundry	Second	10`6" x 5`3"

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

Remarks

Pub Rmks: **Brand new and ready to move into, 3271 SQ FT home, with all the features that you would want in your dream home. Walk-out basement, 3 car garage , 5 bedrooms and 4 full and 1, 2 piece guest bathroom. Beautiful and thoughtfully designed to allow for comfort and class through out. Spacious foyer to welcome family and friends. Lots of large windows through out fill this home with light and sunshine. The 9 ft ceilings, and the two storey high ceiling in the living room make a nice impression. Light LVP flooring through out the main floor and carpet on the upper level. Main floor Bedroom with an attached 4 piece bathroom is ideal for visiting guests or elderly at home. There is also a 2 piece guest bathroom on this level. You will love the kitchen with its stunning two tone - unique blue and white cabinets, quartz counters, huge island, stainless steel appliances, and the BONUS is the Spice kitchen with a huge pantry. Electric fireplace to add coziness in the living room and a large deck to enjoy through out the summer days. Impressive staircase takes you to the upper floor. Here is more luxury and enough space for the entire family. Nice Bonus room that overlooks the level below. Primary bedroom is big with a 5 piece En-suite and a big walk-in closet. A second Bedroom with a 5 piece En-suite and walk-in closet and 2 more big bedrooms. 1 more 5 piece main bathroom. All the bathrooms on this floor have double sinks and granite counters. Convenient Laundry room on this level too. Walk-out basement has 9ft ceilings, 4 very large windows, 2 furnaces with MERV 11 filters, 2 HRV units, and on demand hot water supply unit. This home is loaded with value and will for sure meet all your must-have check-list. Waiting for you to come home soon!!! . Please note: Land Title registration is pending and there is no RPR available. Thank you**

Inclusions: **N/A**
 Property Listed By: **URBAN-REALTY.ca**

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











