THE A-TEAM RE/MAX FIRST

145 HOMESTEAD View, Calgary T3J 5R9

MLS®#:	**A2173407**	Area:	**Homestead**	Listing Date:	**10/17/24**	List Price:	**$649,900**
Status:	**Active**	County:	**Calgary**	Change:	**None**	Association:	**Fort McMurray**

General Information

Prop Type:	**Residential**
Sub Type:	**Detached**
City/Town:	**Calgary**
Year Built:	**2025**

Lot Information

Lot Sz Ar:	**2,899 sqft**
Lot Shape:	
Access:	
Lot Feat:	**Back Lane**
Park Feat:	**Off Street**

Finished Floor Area

Abv Sqft:	**1,794**
Low Sqft:	
Ttl Sqft:	**1,794**

DOM

65

Layout

Beds:	**3 (3)**
Baths:	**2.5 (2 1)**
Style:	**2 Storey**

Parking

Ttl Park:	**2**
Garage Sz:	

Utilities and Features

Roof:	**Asphalt Shingle**
Heating:	**Forced Air**
Sewer:	
Ext Feat:	**Other**
Construction:	**Vinyl Siding,Wood Siding**
Flooring:	**Carpet,Laminate**
Water Source:	
Fnd/Bsmt:	**Poured Concrete**
Kitchen Appl:	**Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat:	**Bathroom Rough-in,Open Floorplan,Pantry,Quartz Counters,See Remarks**
Utilities:	

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	**Main**	**12`9" x 11`9"**	**Kitchen**	**Main**	**13`5" x 9`0"**
Nook	**Main**	**13`5" x 11`2"**	**2pc Bathroom**	**Main**	**8`6" x 5`5"**
Flex Space	**Main**	**10`11" x 12`2"**	**Bedroom - Primary**	**Second**	**12`2" x 10`11"**
Walk-In Closet	**Second**	**9`5" x 7`4"**	**4pc Ensuite bath**	**Second**	**9`10" x 8`9"**
4pc Bathroom	**Second**	**9`7" x 5`5"**	**Bedroom**	**Second**	**10`3" x 9`3"**
Bedroom	**Second**	**9`6" x 9`3"**	**Laundry**	**Second**	**6`10" x 5`1"**
Bonus Room	**Second**	**9`6" x 6`9"**			

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	**R2**
Legal Desc:	**2411923**

Remarks

Pub Rmks:	**The Bellevue - a brand new home TO BE BUILT by Excel Homes. This is the perfect opportunity to choose all your own upgrades and options - this home will be ready for possession 9 months from the time a firm offer is written! Located in the up and coming community of HOMESTEAD, easily accessible off Stoney Trail or 80th Ave NE. The community offers a 3 acre community Assoc site, home to 2 future school sites, & Homestead Landing opening early 2025; walking paths, wetlands & more! Minutes to the Genesis Centre, established shopping centers, Tim Hortons & amenities. This home is Certified Built Green w/all the cost saving features that makes EXCEL HOMES such a wise choice - including solar conduit making this home solar ready! This plan was designed with families in mind, offering 3 separate living areas & a mudroom to keep things organized. Your new home will offer 1794 sf of living space. Main floor boasts a spacious foyer & front flex room - there is an option to turn the flex room into a MAIN FLOOR 4TH BEDROOM, with a full 4 pce bath)! Amazing kitchen w/stone counters, loads of cabinets & drawers large island & pantry. SS appliances are standard, as are 9' ceilings on the main floor. Vinyl plank floors are offered on the main floor. 2nd Storey features 3 generous bedrooms; primary suite has a huge walk in closet & private ensuite. A family sized central bonus room, laundry room & main 4 pce bath complete this level. PRIVATE SIDE ENTRY into basement level is an option. Washer dryer are also included. Rear 20x20 gravel parking pad. Your legal fees will be covered if you are using builders lawyer. Building your new home couldn't be easier or more flexible!! Come in an design your dream home today !**
Inclusions:	**n/a**
Property Listed By:	**CIR Realty**

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

Find your
perfect lot.

Homestead
PHASE 6

as of July 30, 2024

CONTACT
Katie Schock
HOMESTEAD AREA MANAGER
T: 403-475-5817
E: HOMESTEAD@EXCELHOMES.CA

LEGEND

- 20 Lot Number
- 12 Block Number
- #82 Municipal Address
- Pooled
- Show Home
- Unavailable
- Garage Location
- Zero Lot Line Easement
- Driveway Location
- A Regular Basement
- B Front to Back
- C Back to Front
- Front Garage
- Zero Lot Line Front Garage
- Zero Lot Line Laned
- Transformer
- Telus Pedestal
- Shaw Cable TV Pullbox
- Electric Switch Cabicle
- Electric Pull Box
- Street Light
- Bus Zone
- Telus Service Vault
- Catch Basin
- Fire Hydrant
- Mailbox
- Meter Location
- Wheelchair Ramp
- Feature Fence
- 1.8m Wood Screen Fence
- 1.2m Chain Link Fence
- 1.2m Wood Screen Fence

EXCEL HOMES

Simplifying your journey home.

NOTE: This plan is prepared from a compilation of preliminary information as a convenience to prospective purchasers and may be subject to change without notice. In all cases, the original plans shall be referenced to confirm lot information. Excel Homes LP will not be responsible for any errors or omissions. Please speak with the area manager for more information. E.&O.E.

Homestead in Calgary

EXCEL HOMES

Model
Bellevue

Product Type
Laned

Contact Information

Sales Representative
Katie Schock

Contact
14034755817

Community
Homestead

Bed
3

Bath
3

Size
1795 sq/ft

Sales Centre
283 Homestead Grove NE,
Calgary, Alberta

DISCLAIMER

Floorplans represent one version of the many and more elements are also available. Square footage, options, and layout may vary from the show home. All dimensions shown are approximate and may vary slightly. The builder reserves the right to make changes without notice or obligation. Prices, specifications, plans, elevations, specifications, and availability are subject to change without notice. E.&O.E.

Homestead in Calgary

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Floor Plans and Options

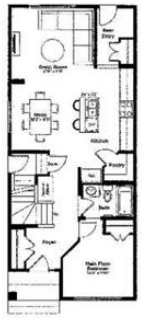
Main Options

Flex Room

Main Floor Bedroom with Full Bath in Lieu of Flex Room and Half Bath

Exterior

Add Side Entry



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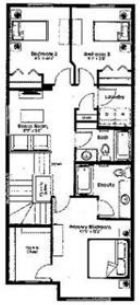
Second Options



DISCLAIMER

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Basement Options

DISCLAIMER