



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:

Finished Floor Area
 Abv Sqft: **1,794**
 Low Sqft:
 Ttl Sqft: **1,794**

DOM

35
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Siding**
 Heating: **Forced Air** Flooring: **Carpet, Laminate**
 Sewer: Ext Feat: **Other** 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

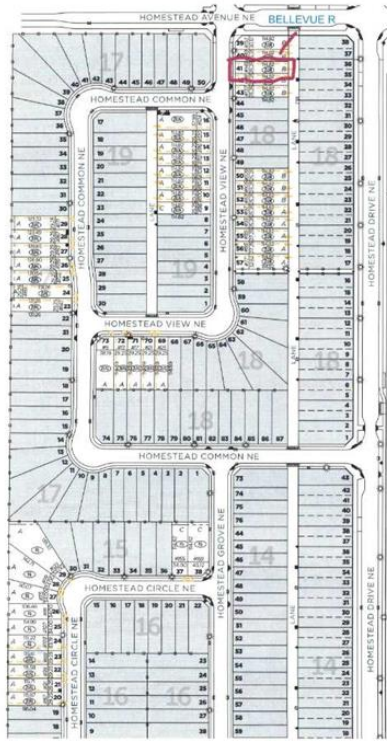
Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	12`9" x 11`9"	Kitchen	Main	13`5" x 9`0"
Nook	Main	13`5" x 11`2"	2pc Bathroom	Main	8`6" x 5`5"
Flex Space	Main	10`11" x 12`2"	Bedroom - Primary	Second	12`2" x 10`11"
Walk-In Closet	Second	9`5" x 7`4"	4pc Ensuite bath	Second	9`10" x 8`9"
4pc Bathroom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

Find your perfect lot.

Homestead
PHASE 6

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

- LEGEND**
- 30 Lot Number
 - 12 Block Number
 - 400 Municipal Address
 - ⬆ Flooded
 - ⬆ Show Home
 - ⬆ Unavailable
 - ⬆ Garage Location
 - Zero Lot Line Easement
 - T Driveway Location
 - A Ripper Basement
 - B Front to Back
 - C Back to Front
 - ⊕ Front Garage
 - ⊕ Zero Lot Line Front Garage
 - ⊕ Zero Lot Line Lotside
 - ⊕ Transformer
 - ⊕ Tota Pedestal
 - ⊕ Valve Control P-Function
 - ⊕ Electric Switch Cabinet
 - ⊕ Electric Pull Box
 - ⊕ Street Light
 - ⊕ Box Zone
 - ⊕ Take Service Visit
 - ⊕ Catch Basin
 - ⊕ Fire Hydrant
 - ⊕ Hublot
 - ⊕ Meter Location
 - ⊕ Whisker Ramp
 - ⊕ Fencing Fence
 - ⊕ 6in Wood Screen Fence
 - ⊕ 12in Chain Link Fence
 - ⊕ 12in Wood Screen Fence



EXCEL HOMES

Simplifying your journey home.

NOTE: This plan is prepared from a combination of preliminary information and is a convenience to prospective purchasers and may be subject to change without notice. In cases, the original plans shall be referred to and not this plan. Excel Homes LP will not be responsible for any errors or omissions. Please speak with the area manager for more information. E.A.D.C.



Homestead in Calgary

EXCEL HOMES



Model
Belvue

Product Type
Laned

Contact Information

Sales Representative
Katie Schock

Contact
14034755817

Community
Homestead

Bed
3

Bath
3

Area
1795 sq/ft

Sales Centre
283 Homestead Grove NE,
Calgary, Alberta

DISCLAIMER

Information presented on this plan is preliminary and is subject to change without notice. It is not intended to constitute an offer of real estate. All dimensions, areas, and other information are approximate and should not be used as a basis for any legal action. The information is provided for informational purposes only and is not intended to constitute an offer of real estate. All dimensions, areas, and other information are approximate and should not be used as a basis for any legal action. The information is provided for informational purposes only and is not intended to constitute an offer of real estate.



Homestead in Calgary

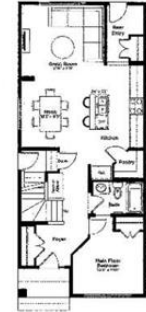
EXCEL HOMES

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

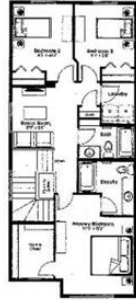


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Second Options



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Basement Options



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