



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

97
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: Water Source:
 Ext Feat: **Other** 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"			

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**
- 30 Lot Number
 - 12 Block Number
 - 40 Municipal Address
 - Flashed
 - 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
 - Detached Lane Front Garage
 - Zero Lot Line Lot
 - Transformer
 - Taxi Pedestal
 - 160 View Code TV Pylon
 - Electric Switch Cabinet
 - Electric Pull Box
 - Street Light
 - Bus Zone
 - Take Service Visit
 - Catch Basin
 - Fire Hydrant
 - Manhole
 - Water Location
 - Whisker Ramp
 - Factory Fence
 - 12m Wood Screen Fence
 - 12m Chain Link Fence
 - 12m Wood Screen Fence



EXCEL HOMES

Simplifying your journey home.

NOTE: This plan is prepared from a combination of preliminary information and a commitment to prospective purchasers and may be subject to change without notice. In cases, the original plans shall be referred to and all transactions. 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

Units
 3

Price
 3

Price
 1795 sq/ft

Sales Centre
 283 Homestead Grove NE,
 Calgary, Alberta

DISCLAIMER

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Homestead in Calgary

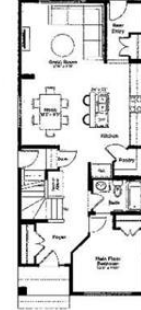
EXCEL HOMES

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

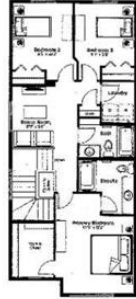


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Second Options



DISCLAIMER

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Basement Options



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