



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**13 HOMESTEAD View, Calgary T3J 5R9**

MLS® #: **A2173984**      Area: **Homestead**      Listing Date: **10/22/24**      List Price: **\$854,900**  
 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: **2025**      Abv Sqft: **2,241**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **3,360 sqft**      Ttl Sqft: **2,241**  
 Lot Shape: **114x29**

DOM

**92**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Rectangular Lot, See Remarks**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**      Construction: **Brick, Vinyl Siding**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:      Flooring: **Vinyl Plank**  
 Ext Feat: **Other**      Water Source:  
    Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer**  
 Int Feat: **High Ceilings, Open Floorplan, Pantry, See Remarks**  
 Utilities:

Room Information

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

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

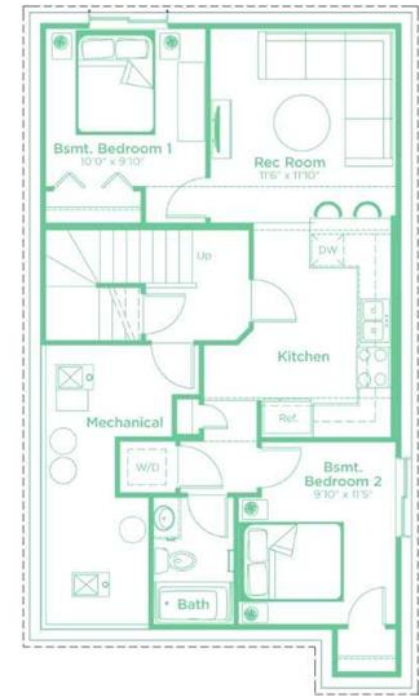
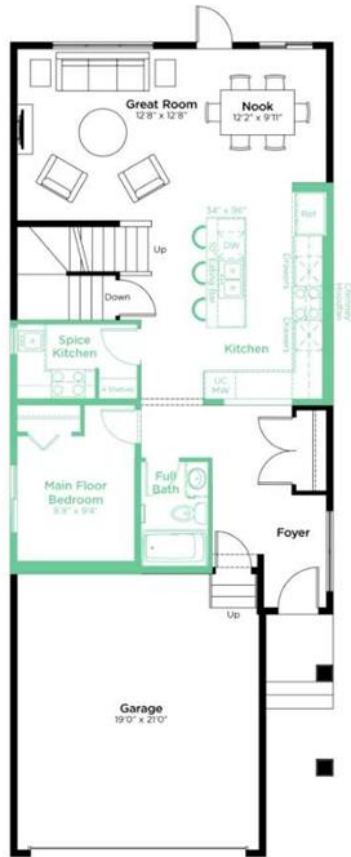
Zoning: **r-2**

Remarks

Pub Rmks: **The Collingwood - one of Excel Homes most popular plans - a brand new home TO BE BUILT by Excel Homes. This is the perfect opportunity to choose all your own upgrades, options & the ability to customize your floor plans - 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, close to the 80th Ave transit bridge, 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! Offering a south facing backyard, this sprawling plan offers 2241 sf with a floor plan that makes it the perfect family home! Price will include a FULLY DEVELOPED, 2 BEDROOM LEGAL SUITE WITH SEPERATE SIDE ENTRY. A large foyer leads to the family sized kitchen w/an optional spice kitchen or butler's pantry - and great sized dining nook & great room. Their is a main floor flex room w/an option to make this a main floor bedroom (bringing this to a FIVE BEDROOM Home). SEVEN BEDROOMS if you include the basement suite!! Upstairs, you'll find FOUR great sized bedrooms; primary suite offers large walk in closet & private ensuite! Central bonus room separates the bedrooms for privacy. Your laundry room & 4 pce main bathroom complete this level. 9' knockdown ceilings, Luxury vinyl plank flooring, quartz countertops, 50 gal Hot water tank & 3 pce bathroom rough in are standard. Other options incl ceiling vaults, side entry to basement stairwell & of course, optional basement development with the option for 1 or 2 bedrooms, offering even more space for family or guests! Building your new home couldn't be easier or more flexible. Come in and 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
- S2 Block Number
- M# Municipal Address
- ⬜ Paved
- 🏠 Show Home
- 🚗 Driveway
- 🚗 Garage Location
- ⬜ Zero Lot Line Easement
- ⬜ Driveway Location
- A Regular Easement
- B Front to Back
- C Back to Front
- 🚗 Front Garage
- 🚗 Zero Lot Line Front Garage
- 🚗 Zero Lot Line Laned
- ⚡ Transformer
- ⚡ T-Post Pedestal
- 📺 Show Cable TV Pedestal
- ⚡ Electric Switch Cabinet
- ⚡ Electric Pull Box
- 🚗 Street Light
- 🚗 Bus Zone
- 🚗 T-Post Service Vault
- 🚗 Catch Basin
- 🚒 Fire Hydrant
- 🚒 Hubbox
- 🚒 Meter Location
- ♿ Wheelchair Ramp
- 🚗 Feature Fence
- 🚗 1.8m Wood Screen Fence
- 🚗 1.2m Chain Link Fence
- 🚗 1.2m Wood Screen Fence



**EXCEL  
HOMES**

*Not a Contract*  
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 dimensions. Excel Homes LP will not be responsible for any errors or omissions. Please speak with the architect for more information. 2.2.2024

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