



THE
A-TEAM

**RE/MAX
FIRST**

319 HOMESTEAD Drive, Calgary T3J 5S1

MLS®#: **A2175548** Area: **Homestead** Listing Date: **10/28/24** List Price: **\$570,550**
 Status: **Active** County: **Calgary** Change: **-\$3k, 13-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,273 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Front Yard**
 Park Feat: **Alley Access,On Street,Parking Pad**

Finished Floor Area
 Abv Sqft: **1,561**
 Low Sqft:
 Ttl Sqft: **1,561**

DOM

54
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame**
 Heating: **High Efficiency,Forced Air** Flooring: **Carpet,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Lighting,Rain Gutters** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Tankless Water Heater,Washer/Dryer**
 Int Feat: **Bathroom Rough-in,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	9`1" x 10`10"	Living Room	Main	17`7" x 10`10"
Bedroom - Primary	Second	12`0" x 11`2"	Bedroom	Second	14`3" x 8`0"
Bedroom	Second	14`3" x 9`3"	Laundry	Second	5`7" x 4`6"
3pc Bathroom	Second	8`8" x 4`11"	4pc Ensuite bath	Second	10`2" x 4`11"
2pc Bathroom	Main	6`6" x 4`2"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2410123

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to the Abbey 17' by Partners - a beautifully crafted 1561 sq. ft. home that effortlessly combines elegance, comfort, and practicality in the vibrant community of Homestead. The Abbey's impressive exterior design offers instant curb appeal, welcoming you home with a stylish, modern touch. Inside, the open-concept main floor is perfect for gatherings or quiet evenings. The thoughtfully designed kitchen includes a spacious island with quartz countertops, full-height cabinets, and two pantries for ample storage. With included appliances like a fridge, flat top stove, microwave hood fan, and dishwasher, your kitchen is move-in ready. One of the home's standout features is the convenient side door, allowing for a separate entrance and offering flexibility for future basement development. Upstairs, you will find two spacious bedrooms and a luxurious master suite with a 4-piece ensuite with dual sinks and quartz countertops, and a walk-in closet. The upstairs laundry room, equipped with a washer and dryer, adds extra ease to your routine. Looking for a home that combines modern beauty with practical features? The Abbey 17' is ready to welcome you! Contact us today to learn more and make it yours.**

Inclusions:
Property Listed By: **n/a**
eXp Realty

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



