



THE
A-TEAM

**RE/MAX
FIRST**

239 HOMESTEAD Drive, Calgary T3J 5S1

MLS®#: **A2175748**

Area: **Homestead**

Listing Date: **10/29/24**

List Price: **\$574,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,682

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,682

Lot Information

Lot Sz Ar:

3,057 sqft

Lot Shape:

DOM

22

Layout

Beds:

4 (4)

Baths:

3.0 (3 0)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane,Corner Lot,Rectangular Lot

Alley Access,On Street,Parking Pad

Utilities and Features

Roof:

Asphalt Shingle

Heating:

High Efficiency,Forced Air

Sewer:

Ext Feat:

Lighting,Rain Gutters

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Gas Range,Microwave Hood Fan,Refrigerator,Tankless Water Heater,Washer/Dryer

Int Feat:

Double Vanity,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
Living Room	Main	23`0" x 11`4"	Kitchen	Main	12`1" x 7`9"
Bedroom	Main	11`1" x 7`4"	Bedroom	Second	13`2" x 9`1"
Bedroom	Second	13`1" x 7`11"	Bedroom - Primary	Second	15`6" x 10`11"
3pc Bathroom	Main	8`4" x 4`6"	4pc Bathroom	Second	8`10" x 4`11"
4pc Ensuite bath	Second	10`1" x 4`11"	Dining Room	Main	10`6" x 8`3"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2410123**

Zoning: **R-G**

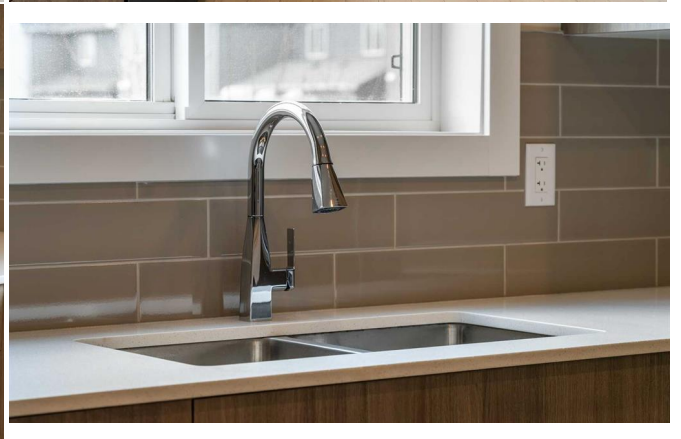
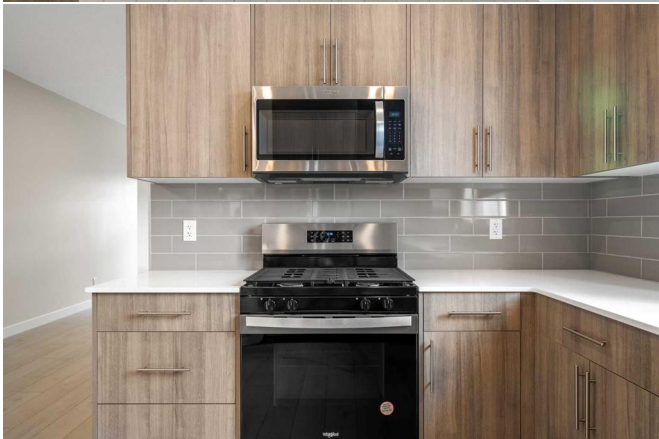
Remarks

Pub Rmks: **Welcome to the Ashton 18' by Partners — a beautifully crafted. home offering modern elegance and functionality on a desirable corner lot. Perfectly situated in the thriving community of Homestead, this 4-bedroom, 3-bathroom home is within walking distance of a playground and park, adding extra convenience for family and leisure. The bright and spacious main floor is designed for seamless living, featuring an open-concept kitchen with quartz countertops, ample cabinetry, and upgraded appliances, including a gas range and a refrigerator with a water and ice dispenser. This level also hosts a bedroom and a full bathroom with a shower, ideal for guests or a private home office. Upstairs, the primary suite is a true retreat with a luxurious ensuite featuring dual vanities, a large shower, and quartz countertops. The suite is complemented by a spacious walk-in closet for ample storage. Two additional bedrooms, a shared full bathroom, and a side-by-side laundry room with a washer and dryer complete this level, providing a blend of comfort and practicality. With 9' basement ceilings and a side entry for potential future development, this home offers endless possibilities. The Ashton 18' by Partners is where modern style meets everyday convenience. Schedule a viewing today to see this exceptional home firsthand!**

Inclusions: **NA**
 Property Listed By: **eXp Realty**

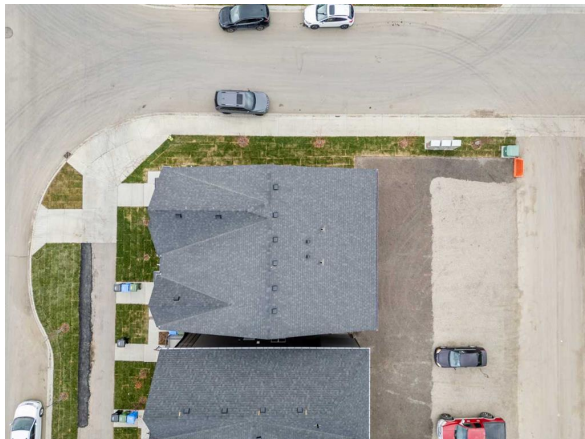
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













239 Homestead Dr NE, Calgary, AB

1st Floor Exterior Area 847.27 sq ft
Interior Area 768.70 sq ft



PREPARED: 2024/10/30

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.



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Basement (Below Grade) Exterior Area 776.00 sq ft
Interior Area 721.80 sq ft

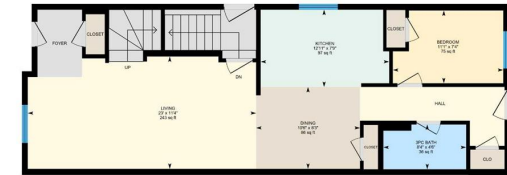


PREPARED: 2024/10/30

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Main Floor Exterior Area 855.00 sq ft
Interior Area 759.85 sq ft



PREPARED: 2024/10/30

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