

**7 HOMESTEAD Circle, Calgary T3J 5R6**

MLS®#: **A2177134** Area: **Homestead** Listing Date: **11/10/24** List Price: **\$829,000**  
 Status: **Active** County: **Calgary** Change: **-\$20k, 25-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **3,752 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,213**  
 Low Sqft:  
 Ttl Sqft: **2,213**

DOM

**73**  
Layout  
 Beds: **5 (5 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Corner Lot,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Vinyl Plank**  
 Sewer: Ext Feat: **BBQ gas line,Playground** Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave,Refrigerator,Washer**  
 Int Feat: **Bathroom Rough-in,Chandelier,Kitchen Island,Pantry,Quartz Counters**  
 Utilities:

Room Information

| Room              | Level | Dimensions    | Room             | Level | Dimensions     |
|-------------------|-------|---------------|------------------|-------|----------------|
| Bedroom - Primary | Upper | 15`9" x 13`3" | Bedroom          | Upper | 17`7" x 12`7"  |
| Bedroom           | Upper | 10`1" x 10`0" | Bedroom          | Upper | 10`1" x 9`8"   |
| Walk-In Closet    | Upper | 9`3" x 6`6"   | Laundry          | Upper | 8`10" x 5`7"   |
| 5pc Ensuite bath  | Upper | 12`10" x 9`5" | 4pc Ensuite bath | Upper | 9`3" x 7`9"    |
| 4pc Bathroom      | Upper | 9`3" x 5`1"   | Living Room      | Main  | 22`11" x 12`1" |
| Dining Room       | Main  | 10`1" x 9`10" | Kitchen          | Main  | 12`10" x 0`3"  |
| Bedroom           | Main  | 11`5" x 8`11" | Pantry           | Main  | 8`5" x 5`4"    |

**3pc Bathroom**

**Main**

**8`4" x 5`1"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2410123**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Discover the epitome of luxury living offering over 2200 sq ft of refined space and over \$70,000 in premium upgrades. This Corner House, designed with sophistication and practicality, this corner lot home features 4 spacious bedrooms and 4 full bathrooms, including two primary suites. One primary suite boasts a standing shower with an upgraded glass door, a soaker tub, and double vanity with undermount sinks, while the other includes a standing shower, double vanity, The two secondary bedrooms share a well-appointed 4-piece bathroom, and a convenient full bathroom is located on the main floor. The main level impresses with its expansive layout that adds grandeur to the dining, options to make one or two bedrooms and The heart of this home is the gourmet kitchen, complete with built in appliances, full height cabinets, extra drawers, a center island with additional storage, The kitchen also features quartz countertops throughout, a gas line, a gas BBQ line for the future deck and a gas line for heated garage . Upstairs, the entire floor upgraded to comfy carpet. The basement has a side entrance, and 9' ceilings with all the rough-in's is ready for further customization. And almost forgot to mention that power line is also upgraded to 200amp for second stove and tesla charger this home blends luxury and functionality. Comes with New Home Builder Warranty. The house is close to playground and future shopping, bus stop. A true must-see, schedule your viewing today.**

Inclusions:  
Property Listed By: **n/a**  
**RE/MAX Complete Realty**

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









