



THE
A-TEAM

**RE/MAX
FIRST**

7 HOMESTEAD Passage, Calgary T3J 5R6

MLS®#: **A2177134** Area: **Homestead** Listing Date: **11/10/24** List Price: **\$849,000**
Status: **Active** County: **Calgary** Change: **None** 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

2
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:

Brand New almost 2300 Sq Foot house with total 4 bedrooms including 2 Master Bedrooms and 2 other bedrooms and another bathroom Upstairs. The main level has a gourmet kitchen with built in Microwave, stainless steel appliances including Gas Range and refrigerator. Huge Living Space, a formal dining room and another bedroom and a full bathroom completes this level. Basement is unfinished and is ready for your ideas. The house is close to parks, future commercial and bus stop.

Inclusions:

n/a

Property Listed By:

RE/MAX Complete Realty

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









