



THE
A-TEAM

**RE/MAX
FIRST**

5 HOMESTEAD Close, Calgary T3J 2H2

MLS®#: **A2178037** Area: **Homestead** Listing Date: **11/08/24** List Price: **\$859,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **5,330 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,553**
 Low Sqft:
 Ttl Sqft: **2,553**

DOM

74
Layout
 Beds: **4 (4)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Corner Lot,Landscaped**
 Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Lighting**

Construction: **Concrete,Vinyl Siding**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Electric Cooktop,Electric Range,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Chandelier,High Ceilings,Kitchen Island,Quartz Counters,Separate Entrance,Smart Home**
 Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	7`10" x 12`10"
Office	Main	14`1" x 9`4"
Spice Kitchen	Main	4`11" x 9`8"
Family Room	Main	13`10" x 13`0"
5pc Ensuite bath	Second	15`1" x 4`11"
5pc Ensuite bath	Second	8`5" x 10`7"
Bedroom	Second	9`10" x 9`5"

Room	Level	Dimensions
Living/Dining Room Combination	Main	14`1" x 13`3"
4pc Bathroom	Main	4`11" x 9`8"
Kitchen	Main	13`10" x 9`11"
Bedroom - Primary	Second	14`5" x 13`3"
Bedroom - Primary	Second	13`2" x 14`11"
Bedroom	Second	10`0" x 9`5"
4pc Bathroom	Second	5`0" x 9`10"

Bonus Room

Second

11`2" x 17`3"

Laundry
Legal/Tax/Financial

Second

6`7" x 9`10"

Title:
Fee Simple
Legal Desc:

2012035

Zoning:
R-G

Remarks

Pub Rmks: **Discover the epitome of luxury living in this Genesis former showhome, offering 2,553.53 sq ft of refined space and over \$100,000 in premium upgrades. Designed with sophistication and practicality, this 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 standalone tub, a standing shower, double vanity, and a generous walk-in closet. 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, high ceilings, and open-to-below design that adds grandeur to the dining and family areas. A glass-walled office with ceiling height double glass doors and two windows offers an ideal workspace. 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, and a spice kitchen with a sink—perfect for cooking aromatic dishes. The kitchen also features quartz countertops throughout, a charming herb garden, a gas line, a gas BBQ line on the large deck with railing, and a cozy gas fireplace with a stylish mantle in the family room. Upstairs, the entire floor is framed by an elegant railing overlooking the open-to-below design. Both primary bedrooms include tray ceilings for added elegance, and a laundry room with a sink and cabinet provides convenience and storage. Every detail speaks to high-end finishes, including 8-foot doors on the main floor and ample pot lights both inside and outside the home, adding a warm ambiance. The partially finished basement, complete with framing, drywall, a side entrance, and 9' ceilings, is ready for further customization. Climate control is effortless with two AC units and two separate furnaces. From beautiful chandeliers to the farmhouse exterior with upgraded white siding and smart boards, this home blends luxury and functionality. A true must-see, schedule your viewing today to experience the finest in showhome living.**

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

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











