



THE
A-TEAM

**RE/MAX
FIRST**

19 HOMESTEAD Close, Calgary T3J 2H2

MLS®#: **A2179388** Area: **Homestead** Listing Date: **11/14/24** List Price: **\$949,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2020** Abv Sqft: **2,706**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,939 sqft** Ttl Sqft: **2,706**
 Lot Shape:

DOM

77
Layout
 Beds: **7 (4 3)**
 Baths: **4.5 (4 1)**
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony,BBQ gas line** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Gas Stove,Refrigerator,Washer**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	9`10" x 7`0"	Living Room	Main	15`11" x 12`8"
Den	Main	11`6" x 8`7"	Kitchen	Main	16`1" x 13`4"
Bonus Room	Upper	17`3" x 13`3"	Bedroom - Primary	Upper	12`10" x 12`0"
Bedroom	Suite	13`8" x 9`3"	Bedroom	Upper	15`10" x 8`8"
Bedroom	Upper	10`2" x 8`10"	Bedroom	Third	13`11" x 12`10"
Bedroom	Basement	12`0" x 9`11"	Bedroom	Basement	11`5" x 9`8"
Family Room	Third	13`8" x 12`1"	Laundry	Upper	7`9" x 5`3"

Laundry	Basement	3`6" x 3`5"	Furnace/Utility Room	Basement	11`7" x 8`2"
Living Room	Basement	11`10" x 10`1"	Foyer	Main	11`11" x 8`5"
Kitchen	Basement	14`3" x 8`5"	Walk-In Closet	Upper	6`11" x 6`9"
2pc Bathroom	Main	4`11" x 4`11"	5pc Ensuite bath	Upper	10`5" x 8`8"
4pc Bathroom	Upper	11`5" x 5`2"	4pc Bathroom	Third	8`2" x 4`11"
3pc Bathroom	Basement	7`8" x 4`11"	Spice Kitchen	Main	8`9" x 5`4"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-G**
 Legal Desc: **2012035**

Remarks

Pub Rmks: **Welcome to this exceptional former showhome, offering over 3600 sq. ft. of meticulously designed living space. This east-facing home with a west-facing backyard allows you to enjoy sunrise mornings at the front and sunset evenings from your deck. Backing onto green space and boasting breathtaking views of the world-famous Rocky Mountains, this 3-story masterpiece is located in the vibrant Homestead community in NE Calgary. Homestead is a thoughtfully planned community with 4 km of walking pathways, an ultimate cricket pitch, soccer fields, and pickleball and basketball courts. Conveniently located, it offers quick access to amenities like CrossIron Mills, Costco, and other commercial areas. The main level welcomes you with a bright foyer leading to a versatile den, perfect for a home office or sitting area. The open-concept layout features luxury vinyl plank flooring and a chef's dream kitchen, complete with built-in stainless steel appliances, a gas cooktop, an upgraded backsplash, and cabinets with risers. The spice kitchen with an electric stove adds functionality for elaborate cooking. A spacious living area with an electric fireplace, a dining room that leads to a large west-facing deck, and a convenient 2-piece bath complete this level—perfect for entertaining or everyday living. On the second floor, you'll find a cozy carpeted bonus room ideal for family time. The luxurious master bedroom is a true retreat, offering stunning mountain views, a walk-in closet, and a spa-inspired 5-piece ensuite with a double vanity. Three additional generously sized bedrooms, a 4-piece bathroom, and a laundry room add convenience and comfort. The third floor offers a unique space with a large living area, an additional bedroom with its own balcony, and a 4-piece bathroom. This level is perfect for extended family, guests, or simply enjoying the serene mountain views while sipping your favorite drink. Adding incredible value is the legal basement suite with its own separate entrance. This suite features two spacious bedrooms, a full kitchen, a living area, its own laundry, and a separate furnace—an excellent opportunity for rental income or accommodating extended family. The home is centrally air conditioned & fully landscaped at both the front and back and is vacant, making it ready for immediate possession. Don't miss this opportunity to own an east-facing, west-backing gem in one of Calgary's most sought-after communities.**

Inclusions: **None**
 Property Listed By: **MaxWell Central**

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









