



THE
A-TEAM

**RE/MAX
FIRST**

15 HOMESTEAD Close, Calgary T3J 2H2

MLS®#: **A2179396** Area: **Homestead** Listing Date: **11/14/24** List Price: **\$799,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2020**
Lot Information
 Lot Sz Ar: **3,939 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,936**
 Low Sqft:
 Ttl Sqft: **1,936**

DOM

37
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 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**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
 Int Feat: **Double Vanity,No Animal Home,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`0" x 10`0"	Living Room	Main	12`11" x 12`0"
Eat in Kitchen	Main	12`11" x 9`8"	Bonus Room	Upper	16`11" x 13`0"
Bedroom - Primary	Upper	12`11" x 12`2"	Bedroom	Upper	13`5" x 11`0"
Bedroom	Upper	13`4" x 11`6"	Laundry	Upper	7`0" x 5`6"
Walk-In Closet	Upper	6`1" x 6`0"	2pc Bathroom	Main	4`11" x 4`9"
5pc Ensuite bath	Upper	14`0" x 6`6"	4pc Bathroom	Upper	8`7" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2012035

Remarks

Pub Rmks: **Welcome to this stunning former showhome in the vibrant Homestead community of NE Calgary! Boasting over 1900 sq. ft. of thoughtfully designed living space, this east-facing front garage detached home features a west-facing backyard that backs onto serene green space, offering breathtaking sunset views and the world-famous Rocky Mountains. Centrally air-conditioned for year-round comfort, this home is a true gem. This unique 2-storey home offers 3 bedrooms, 2.5 baths, and an array of upgrades. The Homestead community is planned with 4 km of walking pathways, an ultimate cricket pitch, soccer fields, pickleball, and basketball courts, all while being minutes from the CrossIron Mills commercial area, including Costco and other great amenities. As you step inside, you'll be greeted by an east-facing entrance that floods the open-concept main level with natural morning light. Luxury vinyl plank flooring extends throughout the main floor, which features an upgraded gourmet kitchen with built-in stainless steel appliances, an electric range, an upgraded backsplash, a pantry, and ample cabinet storage. The spacious living and dining areas flow seamlessly to a large west-facing deck, perfect for BBQs and enjoying spectacular evening sunsets. The second level boasts cozy carpeted stairs leading to a spacious bonus room, ideal for movie nights or relaxing in comfort. The luxurious master bedroom features a walk-in closet, a 5-piece ensuite with a double vanity, and picturesque mountain views. Two additional generously sized bedrooms, a 4-piece bath, and a convenient laundry room complete this level. This home also includes a separate entrance to the unfinished basement, offering endless possibilities for customization. With central air conditioning, front and backyard landscaping, and a move-in-ready vacant status, this property is perfect for quick possession. Don't miss the opportunity to own this exceptional east-facing home with a west-facing backyard in a highly sought-after community!**

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

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









