



THE
A-TEAM

**RE/MAX
FIRST**

93 HOMESTEAD Crescent, Calgary T3J 2K8

MLS®#: **A2180003** Area: **Homestead** Listing Date: **11/19/24** List Price: **\$699,900**
 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: **5,317 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,107**
 Low Sqft:
 Ttl Sqft: **2,107**

DOM
32
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking
 Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Entrance, Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer**
 Int Feat: **Kitchen Island, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	12`11" x 7`0"	Living Room	Main	12`11" x 12`0"
Kitchen	Main	15`8" x 14`2"	Mud Room	Main	10`0" x 6`7"
Pantry	Main	8`0" x 6`5"	Bonus Room	Upper	14`4" x 13`1"
Bedroom - Primary	Upper	15`0" x 12`9"	Bedroom	Upper	10`9" x 9`11"
Bedroom	Upper	11`11" x 11`4"	Walk-In Closet	Upper	6`10" x 6`2"
Laundry	Upper	5`10" x 5`2"	3pc Bathroom	Main	7`9" x 4`11"
4pc Bathroom	Upper	10`6" x 4`11"	4pc Ensuite bath	Upper	8`3" x 6`10"

Bedroom	Main	11`11" x 8`0"	Legal/Tax/Financial
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Title: Fee Simple	Zoning: R-G
Legal Desc: 2211478	

Remarks

Pub Rmks: **Welcome to this stunning 2107 sq. ft. 2022-built home, located in the vibrant Homestead community in NE Calgary. Nestled on a spacious pie-shaped lot and facing NW, this property offers a modern layout and exceptional features, including a double garage pad with the option to add a third single pad—perfect for extra parking or storage. The home features 4 bedrooms, 3 full baths, and a bonus room, with a convenient bedroom and full bath on the main floor—ideal for multi-generational living or accommodating guests. The open-concept kitchen, dining, and living area creates a seamless flow, maximizing natural light and offering the perfect space for family gatherings or entertaining. The unspoiled basement is ready for your imagination, offering endless possibilities for customization. Located in the thoughtfully planned Homestead community, this property is surrounded by amenities designed to enhance your lifestyle. Enjoy 4 km of walking pathways, an ultimate cricket pitch, soccer fields, pickleball and basketball courts—all contributing to an active and vibrant community experience. With quick access to CrossIron Mills, Costco, and other commercial hubs, Homestead offers the perfect blend of convenience and community. The house is vacant and available for quick possession. This is your chance to own a beautiful home in one of NE Calgary's most desirable communities. Book your viewing today!**

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

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









