



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**103 HOMESTEAD Grove, Calgary T3J 4A9**

MLS®#: **A2181115** Area: **Homestead** Listing Date: **11/28/24** List Price: **\$844,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2021**  
Lot Information  
 Lot Sz Ar: **3,455 sqft**  
 Lot Shape:

DOM

**23**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard,Backs on to Park/Green Space**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central**  
 Sewer:  
 Ext Feat: **Balcony,Other,Private Entrance**

Construction: **Concrete,See Remarks,Vinyl Siding,Wood Frame**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Microwave,Oven-Built-In,Washer/Dryer**  
 Int Feat: **Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,Quartz Counters,See Remarks,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`8"</b>	<b>Den</b>	<b>Main</b>	<b>8`8" x 11`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>6`11" x 9`11"</b>	<b>Foyer</b>	<b>Main</b>	<b>8`4" x 8`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`0" x 16`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>16`0" x 12`8"</b>
<b>Spice Kitchen</b>	<b>Main</b>	<b>8`9" x 5`5"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`3" x 11`7"</b>
<b>5pc Bathroom</b>	<b>Upper</b>	<b>10`5" x 15`10"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>8`8" x 15`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`7" x 11`7"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>8`10" x 12`3"</b>
<b>Family Room</b>	<b>Upper</b>	<b>17`3" x 14`6"</b>	<b>Laundry</b>	<b>Upper</b>	<b>5`3" x 7`10"</b>

Bedroom - Primary

Upper

12`5" x 14`8"

Play Room  
Legal/Tax/Financial

Upper

6`11" x 6`8"

Title:  
**Fee Simple**  
Legal Desc:

2012035

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Welcome to your dream family oasis! Situated in a vibrant Calgary community of Homestead, this stunning house boasts an expansive 2,253 square feet of elegant living space tailored for comfort and style. Featuring four generous bedrooms, including a luxurious primary bedroom, and three well-appointed bathrooms, this home accommodates all the demands of modern family life with ease. Step inside to discover the unique spice kitchen where culinary magic happens, alongside built-in appliances set to impress the most discerning home chef. The walkout basement opens to a serene backdrop of lush greenery, a perfect retreat for both relaxation and entertaining. Enjoy your morning coffee or evening tea on the private balcony overlooking the tranquil landscape. For those who treasure proximity to conveniences, rejoice! You are mere minutes from the airport, and very close to shopping powerhouses like Costco and Walmart. Adding to the allure, essential amenities such as the Mega Sanjha Punjab Grocery store are just a short walk away. For families, the school bus service to nearby respected institutions, including Bishop McNally High School, makes mornings a breeze. Not to mention, leisurely weekends can be spent exploring Taradale Gardens or catching the bus from Martindale Boulevard Station for an adventure in the city. This home is not just a residence; it's a lifestyle waiting to be cherished. Don't miss out on making it your new haven!**

Inclusions:  
Property Listed By:

**N/a**  
**RE/MAX iRealty Innovations**

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











