

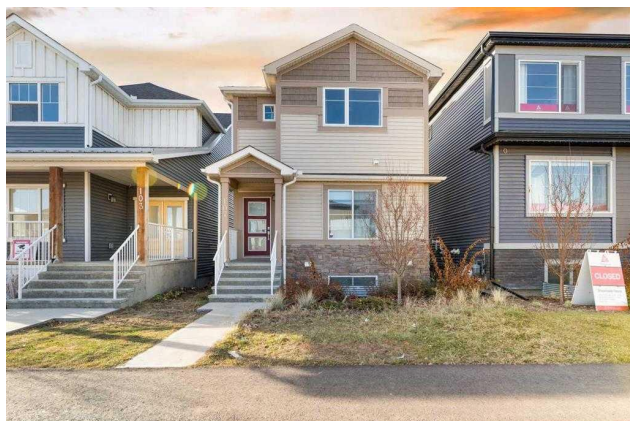


THE
A-TEAM

**RE/MAX
FIRST**

107 HOMESTEAD Drive, Calgary T3J2G8

MLS® #: **A2181649** Area: **Homestead** Listing Date: **12/27/24** List Price: **\$689,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 City/Town: **Calgary**
 Year Built: **2020**
Lot Information
 Lot Sz Ar: **2,949 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,756**
 Low Sqft:
 Ttl Sqft: **1,756**

DOM

26
Layout
 Beds: **6 (4 2)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **No Animal Home,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	44`3" x 23`0"	Living Room	Main	48`2" x 37`6"
Kitchen	Main	44`3" x 31`2"	Kitchen	Basement	36`4" x 32`10"
Pantry	Main	16`5" x 12`10"	Laundry	Upper	28`5" x 18`7"
Laundry	Basement	10`11" x 8`2"	Furnace/Utility Room	Basement	42`5" x 19`8"
Living/Dining Room Combination	Basement	33`11" x 26`6"	Bedroom - Primary	Upper	43`6" x 39`4"
Bedroom	Main	33`1" x 31`2"	Bedroom	Upper	37`6" x 30`4"
Bedroom	Upper	50`0" x 30`1"	Bedroom	Basement	36`1" x 26`3"

Bedroom
3pc Bathroom
4pc Ensuite bath

Basement
Main
Upper

35`10" x 29`9"
32`10" x 17`3"
33`11" x 16`2"

Walk-In Closet
4pc Bathroom
4pc Bathroom

Legal/Tax/Financial

Upper
Upper
Basement

30`1" x 14`6"
29`9" x 16`2"
33`11" x 16`2"

Title:
Fee Simple
Legal Desc:

2012035

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this exceptional former Show Home in the coveted Homestead community of Calgary NE. An ideal investment for both savvy investors and first-time homebuyers, this residence offers a total of 6 bedrooms and 4 full bathrooms, providing an abundance of space for comfortable living. As you step into the main level, you are welcomed by a well-appointed bedroom at the front, complete with a convenient 3-piece bathroom. The heart of the home lies in the gourmet kitchen, featuring quartz countertops, a kitchen island, built-in microwave, and a stylish range hood. LVP flooring and elegant ceramic tiles grace the main level, creating a modern and inviting ambiance. The nook and great room on this level offer versatile spaces for dining and relaxation. Ascend to the upper floor, where cozy carpeting guides you through a well-thought-out layout. The master bedroom, a true sanctuary, boasts a luxurious 4-piece ensuite. Two additional spacious bedrooms share another well-appointed 4-piece bathroom, ensuring comfort and convenience for the entire household. The legal basement, skillfully constructed by the builder, adds valuable living space to this already impressive home. Complete with a separate laundry area and furnace, the basement offers flexibility and functionality. A separate entrance enhances privacy and convenience, making this space perfect for extended family, guests, or potential rental income. With a total living space close to 2500 sq. feet on all three levels, this home provides the perfect backdrop for everyday living and entertaining. Don't miss the opportunity to make this former showhome your own—a place where style, functionality, and investment potential seamlessly converge. Act now and seize the chance to embrace the vibrant lifestyle that awaits you in the thriving Homestead of NE immerses you in a community that values connectivity, green spaces, and a welcoming atmosphere for all. Book our private showing now.

Inclusions:
Property Listed By:

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MaxWell Central

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

