



THE
A-TEAM

**RE/MAX
FIRST**

209 HOMESTEAD Terrace, Calgary T3J 4A9

MLS® #: **A2182446** Area: **Homestead** Listing Date: **12/06/24** List Price: **\$818,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,307 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,077**
 Low Sqft:
 Ttl Sqft: **2,077**

DOM

47
Layout
 Beds: **7 (5 2)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Level**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt** Construction: **Stone,Vinyl Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	9' 2" x 4' 11"	Bedroom	Main	9' 5" x 9' 8"
Dining Room	Main	14' 0" x 19' 6"	Foyer	Main	7' 4" x 8' 10"
Kitchen	Main	6' 8" x 15' 2"	Living Room	Main	11' 10" x 15' 11"
4pc Ensuite bath	Second	5' 0" x 14' 9"	5pc Bathroom	Second	7' 8" x 8' 2"
Bedroom	Second	9' 7" x 12' 3"	Bedroom	Second	10' 2" x 14' 6"
Bedroom	Second	11' 9" x 14' 8"	Laundry	Second	7' 8" x 5' 11"

Bedroom - Primary	Second	11`5" x 15`9"	4pc Bathroom	Basement	8`9" x 5`0"
Bedroom	Basement	12`3" x 9`5"	Bedroom	Basement	12`3" x 9`1"
Kitchen	Basement	8`7" x 7`10"	Game Room	Basement	10`7" x 16`3"
Furnace/Utility Room	Basement	8`9" x 11`5"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-G**
 Legal Desc: **2410123**

Remarks

Pub Rmks: **Welcome to this expansive two-storey home, offering over 3,000 square feet of developed living space! Featuring seven bedrooms and four full bathrooms—including a main-floor bedroom, four bedrooms upstairs, and a legal two-bedroom basement suite—this property is perfect for large or multigenerational households or those looking for rental income potential. As you step inside, you're greeted by a spacious entryway with an ample closet and a built-in bench for added convenience. The main floor features an open-concept living and dining area, enhanced by large windows that flood the space with natural light. Luxurious vinyl plank flooring flows seamlessly throughout this level, creating a cohesive and stylish look. The stunning kitchen boasts rich wood cabinetry, quartz countertops, a center island with seating, stainless steel appliances, and a pantry, perfect for keeping your culinary essentials organized. A sliding door off the dining area provides access to the backyard, extending your living space outdoors. Completing the main floor is a three-piece bathroom and a flexible bedroom that can also serve as a home office. Upstairs, the primary retreat offers a serene escape with its spacious layout, walk-in closet and luxurious four-piece ensuite featuring dual sinks and a stand-alone shower. Three additional bedrooms share a well-appointed five-piece bathroom with dual sinks and a bathtub/shower combination. A dedicated laundry room on this level adds to the home's practicality. The legal basement suite, accessible through a separate entrance, adds tremendous value and versatility to the property. This level includes two bedrooms, a U-shaped kitchen with quartz countertops and stainless steel appliances, and a combined living and dining area that can double as a recreation space. A second laundry setup makes this suite completely self-contained. Outside, the partially fenced backyard offers privacy with no neighbors directly behind. A deck provides the perfect spot for summer barbecues and relaxation. The double attached garage ensures secure parking, extra storage space, and room for two additional vehicles on the driveway. Nearby amenities include the Genesis Centre for sports and community events, Prairie Winds Park for outdoor activities, and the Village Square Leisure Centre, featuring an indoor water park and hockey rinks. East Hills Shopping Centre, just 10 minutes away, offers Costco, Walmart, Cineplex, and a variety of restaurants. Take advantage of the convenient 20-minute drive to the airport and a 25-minute commute to downtown. Future highlights include two school sites, four playgrounds, cricket & soccer fields, and basketball & pickleball courts. Walking paths connect to a regional system, while a 19-acre wetland with a gazebo and pathways provides a serene retreat. Homestead Landing, a planned commercial site, will bring shopping and services even closer to home. Be sure to check out the floor plans and 3D tour for a closer look before your visit.**

Inclusions: **2nd Refrigerator, 2nd Stove, 2nd Dishwasher, Microwave Hood Fan, 2nd Washer, 2nd Dryer**
 Property Listed By: **Real Broker**

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







