



THE
A-TEAM

**RE/MAX
FIRST**

237 HOMESTEAD Crescent, Calgary T3J4A9

MLS®#: **A2182783**

Area: **Homestead**

Listing Date: **12/09/24**

List Price: **\$919,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **2,671**

Low Sqft:

Ttl Sqft: **2,671**

Lot Information

Lot Sz Ar: **6,993 sqft**

Lot Shape:

DOM

12

Layout

Beds: **5 (5)**

Baths: **4.0 (4 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Microwave,Range,Refrigerator**
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub,Stone Counters,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main		4pc Bathroom	Upper	
5pc Ensuite bath	Upper		Great Room	Main	13`0" x 15`10"

Nook	Main	12`0" x 8`0"	Bonus Room	Upper	14`8" x 13`8"
Bedroom - Primary	Upper	15`0" x 16`2"	Bedroom	Upper	13`0" x 10`0"
Bedroom	Upper	11`0" x 10`11"	Bedroom	Upper	10`0" x 11`0"
4pc Ensuite bath	Upper	0`0" x 0`0"	Bedroom	Main	10`0" x 10`5"
Flex Space	Main	10`6" x 9`3"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2140123**

Zoning: **R-G**

Remarks

Pub Rmks: **The Springfield by Trico Homes is a stunning quick possession home, perfectly positioned on a premium corner lot with a walkout basement. The elegant double-door entry opens to a spacious, open-concept main floor featuring a large kitchen island overlooking the great room with an electric fireplace, perfect for entertaining. A convenient spice kitchen adds extra functionality, while a flex room and a main floor bedroom with an ensuite provide versatility. Enjoy outdoor living with the main floor deck. Upstairs, the bonus room offers additional space, and the upper floor laundry room adds everyday convenience. The home also includes a spacious double car garage, making it the perfect blend of luxury and practicality. Photos are representative.**

Inclusions: **N/A**
 Property Listed By: **Bode**

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

