



THE
A-TEAM

**RE/MAX
FIRST**

229 HOMESTEAD Crescent, Calgary T3J4A9

MLS® #: **A2182805** Area: **Homestead** Listing Date: **12/09/24** List Price: **\$1,050,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **8,992 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,267**
 Low Sqft:
 Ttl Sqft: **3,267**

DOM

12
Layout
 Beds: **5 (5)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**

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,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,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>
Flex Space	Main	12`0" x 12`5"	Nook	Main	12`9" x 10`1"
Great Room	Main	16`5" x 13`4"	Bedroom	Main	12`2" x 10`0"
2pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Main	0`0" x 0`0"
Bedroom - Primary	Second	15`0" x 16`0"	5pc Ensuite bath	Second	0`0" x 0`0"
Bonus Room	Second	15`1" x 10`0"	Bedroom	Second	15`8" x 13`0"
4pc Ensuite bath	Second	0`0" x 0`0"	Bedroom	Second	11`2" x 12`0"

Bedroom **Second** **12`0" x 10`0"** **4pc Bathroom** **Second** **0`0" x 0`0"**
Legal/Tax/Financial

Title: Zoning:
Fee Simple **NA**
Legal Desc: **2410123** Remarks

Pub Rmks: **The Springfield by Trico Homes offers luxurious living with a spacious triple-car garage and sits on a premium corner lot with a walkout basement. Enter through an elegant double-door entry into an open-concept layout featuring a large kitchen island overlooking the open-to-above great room, complete with an electric fireplace. A spice kitchen adds convenience, while a versatile flex room and a main floor bedroom with ensuite provide flexibility. Enjoy outdoor living on the main floor deck, and upstairs, discover a bonus room, laundry room, and more space for the family. 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

