



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**23 HOMESTEAD Passage, Calgary T3J 5R8**

MLS®#: **A2183561**      Area: **Homestead**      Listing Date: **12/13/24**      List Price: **\$819,000**  
 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: **3,000 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,180**  
 Low Sqft:  
 Ttl Sqft: **2,180**

DOM

**40**  
Layout  
 Beds: **5 (5 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding**  
 Heating: **Forced Air**      Flooring: **Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **BBQ gas line**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Gas Range,Microwave,Refrigerator,Washer/Dryer**  
 Int Feat: **Bar,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`9" x 13`2"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 9`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`7" x 10`10"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 10`1"</b>
<b>Loft</b>	<b>Upper</b>	<b>11`2" x 9`4"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>12`10" x 9`5"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`3" x 5`1"</b>	<b>Laundry</b>	<b>Upper</b>	<b>11`2" x 9`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`3" x 10`1"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>8`5" x 5`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`2" x 8`4"</b>	<b>Family Room</b>	<b>Main</b>	<b>12`1" x 10`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`2" x 12`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`0" x 11`9"</b>

Spice Kitchen

Main

8`7" x 5`5"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2410123

Zoning:

R-G

Remarks

Pub Rmks:

**Fully Upgraded 2 storey house with Separate Entrance, Spice Kitchen offering over 2180 sq ft of refined space and over \$50,000 in premium upgrades. This House features 4 spacious bedrooms and 3 full bathrooms. One primary suite boasts a standing shower with an upgraded glass door, a soaker tub, and double vanity with undermount sinks. The two secondary bedrooms share a well-appointed 4-piece bathroom, and a convenient full bathroom is located on the main floor. The main level has a great layout that offer great size living room, dining room, 2nd living in the front and another bedroom. The kitchen complete with built in appliances, full height cabinets, extra drawers, a center island with additional storage, The kitchen also features quartz countertops throughout, a gas line, a gas BBQ line for the future deck and a gas line for heated garage . Upstairs, the entire floor upgraded to comfy carpet. The basement has a side entrance, and 9' ceilings with all the rough-in's is ready for further customization. And almost forgot to mention that power line is also upgraded to 200amp for second stove and tesla charger this home blends luxury and functionality. Comes with New Home Builder Warranty. The house is close to playground and future shopping, bus stop. A true must-see, schedule your viewing today**

Inclusions:

N/A

Property Listed By:

RE/MAX Complete Realty

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







