



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

123

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**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

Vinyl Siding

Flooring:

Vinyl Plank

Water Source:

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

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: Property Listed By:	N/A RE/MAX Complete Realty		

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







