



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2184343**      Area: **Homestead**      Listing **12/23/24**      List Price: **\$739,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 21-Jan**      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: **2,136**  
 Low Sqft:  
 Ttl Sqft: **2,136**

DOM

**61**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Rectangular Lot**  
 Park Feat: **Double Garage Detached, Multiple Driveways, On Street**  
 Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer**  
 Int Feat: **Chandelier, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	10`11" x 9`0"
Living Room	Main	11`9" x 15`6"
2pc Bathroom	Main	3`2" x 6`6"
Entrance	Main	8`8" x 6`9"
Bedroom	Upper	9`1" x 12`0"
4pc Bathroom	Upper	8`0" x 4`11"
Family Room	Upper	11`7" x 10`6"
Walk-In Closet	Upper	5`4" x 10`5"
4pc Ensuite bath	Upper	4`11" x 12`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`6" x 10`4"
Dining Room	Main	15`6" x 11`5"
Pantry	Main	4`3" x 4`6"
Entrance	Main	3`2" x 4`1"
Bedroom	Upper	9`1" x 11`10"
Bedroom	Upper	9`0" x 10`0"
Laundry	Upper	10`1" x 4`11"
Bedroom - Primary	Upper	14`0" x 11`3"
Furnace/Utility Room	Basement	19`8" x 6`4"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**2410123**

Remarks

Pub Rmks: **Welcome to this brand-new 2-story home with a double attached garage, located in the vibrant Homestead community, just across from Stoney Trail and close to major routes. This home features 4 spacious bedrooms, 2.5 bathrooms, and a bright living room. The main floor includes a convenient half-bathroom, a dining area, and a high-end kitchen with stainless steel appliances, all with elegant vinyl plank flooring. Upstairs, you'll find a bonus room, three bedrooms, and a full 4-piece bathroom. The large master suite offers a walk-in closet, ensuite bathroom, and upstairs laundry. The basement is unfinished, with potential for future development or rental, thanks to its side entrance. This move-in ready home is sure to impress. We invite you to schedule a private showing and look forward to your feedback. Thank you!**

Inclusions: **None**  
Property Listed By: **Real Estate Professionals Inc.**

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











