



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**297 HOMESTEAD Crescent, Calgary T3J 5S2**

MLS®#: **A2184519**

Area: **Homestead**

Listing Date: **12/26/24**

List Price: **\$799,999**

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: **3,166 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,252**  
Low Sqft:  
Ttl Sqft: **2,252**

DOM

**27**  
Layout  
Beds: **5 (5 )**  
Baths: **3.0 (3 0)**  
Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Cooktop,Electric Range,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Built-in Features,Open Floorplan,Quartz Counters,Smart Home,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Mud Room</b>	<b>Main</b>	<b>15`0" x 8`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 8`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>16`1" x 14`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`7" x 13`0"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>11`8" x 10`6"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>14`6" x 17`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`7" x 13`8"</b>

Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>7`9" x 4`9"</b>
<b>Spice Kitchen</b>	<b>Main</b>	<b>8`10" x 5`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`11" x 9`10"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`8" x 12`6"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>7`0" x 10`1"</b>
<b>Laundry</b>	<b>Second</b>	<b>7`10" x 5`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>15`11" x 8`8"</b>

<b>Bedroom</b>	<b>Second</b>	<b>12`3" x 8`10"</b>	<b>4pc Bathroom</b> Legal/Tax/Financial	<b>Second</b>	<b>11`6" x 5`2"</b>
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Title: <b>Fee Simple</b>	Zoning: <b>R-G</b>
Legal Desc: <b>2410123</b>	Remarks

Pub Rmks: **\*Spice kitchen\*Main floor bedroom and full bathroom\*9-foot basement ceiling\*Side entrance\* Welcome to this stunning, brand new, 2024 built home that perfectly combines modern style with thoughtful design. Offering five spacious bedrooms and three full bathrooms, this home is ideal for families seeking both comfort and functionality. The main floor includes a convenient bedroom and full bathroom, making it perfect for guests or elderly family members. The upgraded kitchen is a highlight, featuring an extended kitchen island, built-in appliances, a spice kitchen and sleek stainless steel finishes. Quartz countertops and undermount sinks throughout the house add a touch of luxury. Upstairs, the spacious bonus room provides the perfect spot for family gatherings, while the master 5 piece ensuite impresses with its dual-sink. Three additional bedrooms with large windows and a shared main bathroom complete the upper level. The basement, with its impressive 9-foot ceilings and a separate side entrance offers endless possibilities for future development. Smart home features such as a doorbell, smart lock, and thermostat enhance convenience and security. Luxury vinyl plank flooring on the main floor and cozy carpeting upstairs provide comfort and style. With private back alley access, this home truly has it all. Do not miss your chance to make this thoughtfully designed house your forever home. Book your showing today.**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

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

















