



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**192 HOMESTEAD Drive, Calgary T3J2G5**

MLS®#: **A2186234**

Area: **Homestead**

Listing Date: **01/08/25**

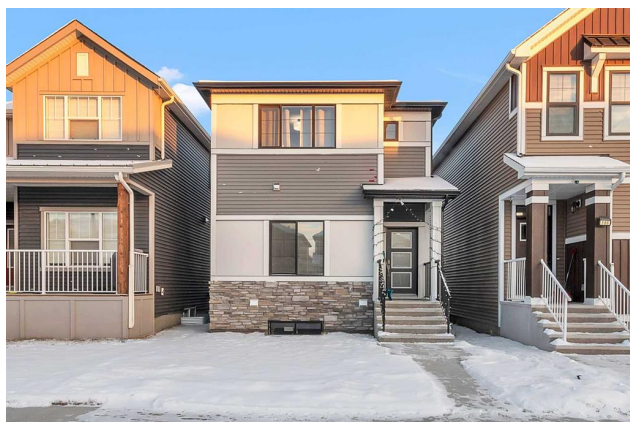
List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2022**  
Lot Information  
Lot Sz Ar: **2,777 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,747**  
Low Sqft:  
Ttl Sqft: **1,747**

DOM

**1**  
Layout  
Beds: **4 (4 )**  
Baths: **3.0 (3 0)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard**  
Park Feat: **Alley Access,Off Street,Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**  
Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`9" x 12`8"
3pc Bathroom	Main	10`0" x 5`3"
4pc Ensuite bath	Second	11`3" x 4`11"
Bedroom	Second	11`5" x 9`3"
Laundry	Second	8`10" x 5`8"
Dining Room	Main	11`4" x 6`3"

Room	Level	Dimensions
Bedroom	Main	10`2" x 9`6"
Bedroom - Primary	Second	13`3" x 12`0"
Bedroom	Second	12`11" x 9`3"
4pc Bathroom	Second	9`2" x 4`10"
Kitchen	Main	13`6" x 8`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2012046**

Zoning:  
**R-G**

Remarks

Pub Rmks: **MAIN FLOOR BED AND BATH!! Welcome to this exquisite detached house in the beautiful community of Homestead .This beautifully designed 1747 square ft home offers spacious living in modern layout.On the main floor, you'll find a bright, open-concept kitchen complete with quartz countertops, upgraded appliances, and abundant cabinetry. The main floor also features a unique highlight — a bedroom and full bathroom with a shower, ideal for family, guests or a private workspace. With 9' ceilings in the basement and a convenient side entry, there's potential for future development to suit your needs. Upper floor boasts of a beautiful primary bedroom with 4 pc ensuite and a walk in closet . in addition , 2 good size additional bedrooms with 4 pc bath which caters to your need for a big family. This home provides easy access to Stoney Trail, shopping centers, major grocery stores, restaurants, playgrounds, and more! Call your favourite realtor today or contact for private showing .**

Inclusions:  
Property Listed By: **N/A  
Town Residential**

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





