



THE
A-TEAM

**RE/MAX
FIRST**

320 HOMESTEAD Grove, Calgary T3J4A9

MLS®#: **A2187037** Area: **Homestead** Listing Date: **01/16/25** List Price: **\$759,900**
 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: **3,185 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,201**
 Low Sqft:
 Ttl Sqft: **2,201**

DOM

6
Layout
 Beds: **5 (5)**
 Baths: **4.0 (4 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, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Vinyl Plank**
 Sewer: Ext Feat: **Playground** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Built-In Electric Range, Built-In Gas Range, Built-In Refrigerator, Dishwasher, Microwave, Range Hood, Washer/Dryer**
 Int Feat: **Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	5`9" x 7`0"	Bedroom	Main	9`11" x 8`11"
3pc Bathroom	Main	8`2" x 4`11"	Mud Room	Main	7`7" x 4`2"
Living Room	Main	12`10" x 16`4"	Mud Room	Main	8`5" x 7`6"
Kitchen	Main	11`0" x 14`3"	Spice Kitchen	Main	5`8" x 5`2"
Dining Room	Main	9`10" x 15`1"	Bedroom	Second	11`5" x 12`11"
4pc Ensuite bath	Second	9`5" x 4`11"	Walk-In Closet	Second	3`11" x 7`1"

Bedroom	Second	8`0" x 12`2"	Bedroom	Second	10`7" x 9`3"
Laundry	Second	5`7" x 3`7"	4pc Bathroom	Second	4`11" x 9`1"
Bedroom - Primary	Second	14`0" x 12`9"	Walk-In Closet	Second	7`10" x 5`0"
4pc Ensuite bath	Second	5`3" x 12`3"	Storage	Basement	10`6" x 15`6"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-G**
 Legal Desc: **2410123**

Remarks

Pub Rmks: **\$40'000 PRICE REDUCED - \$40'000 PRICE REDUCED. \$40'000 PRICE REDUCED : |5-BEDROOMS| 4-FULL BATHROOMS|TWO MASTER BED ROOMS | MAIN FLOOR BED ROOM| FULLY UPGRADED KITCHEN| UPSTAIRS 4 BED ROOMS | BIG LAUANDRY ROOM | QUICK POSSESSION HOME | BASEMNET SEPARATE ENTRANCE| SPICE KITCHEN | HIGH CEILINGS |OPEN FLOOR PLAN | HIGLY UPGRADED HOUSE | BUILT IN APPLIANCES | MAIN FLOOR FULL BATHROOM| Welcome to a stunning residence waiting to be your next home in the amenity rich community of "HOMESTEAD". This Genesis built The DELILAH MODEL WITH MODERN CRAFTSMAN elevation has almost \$70,000 upgrades. Why book new and pay for all the upgrades, when you can get this 2024 built property that has everything already done for you. Main level features huge LIVING AREAS with Dinning Area along with Big Windows, Closet, Electric Fireplace, & Huge MUDROOM area that could be used as a small business office. Come check the WIDE & OPEN CONCEPT KITCHEN that comes with BUILT-IN APPLIANCES, BUILT IN RANGE, BUILT IN MICROWAIVE, CUSTOM HOOD FAN, UPGRADED COUNTERTOP & STYLISH ISLAND WITH Ceiling Height Extended Kitchen Cabinets creating soothing & cozy impact. The oversized windows on this level get tons of natural light. "SPICE KITCHEN" with sink and ceiling heights is the main beauty & attraction of the house. The main floor also features ONE BEDROOM and a FULL BATHROOM which can be used as a "Guest Bedroom" or it can offer convenience to the seniors including parents & grandparents. As you move to upstairs, will be greeted to an oversized DOUBLE DOOR primary MASTER BED ROOM and UPGRADED 5-PIECE ENSUITE FEATURING DOUBLE SINK, SIDE CEILING MIRROR, UPGRADED STANDING SHOWER that is EASY TO CLEAN TILE BASE along with huge walk in closet with shelves & big window. Going through hardwood flooring hallway, you will find another FULL WASH Room with water bath tub. ANOTHER MASTER BED ROOM with three huge size windows, upgraded attached bath room and huge walk in closet having its own door greets you warmly. This level has 2 more BEDROOMS, EACH WITH ITS OWN CLOSET, 2 full bathrooms, LAUNDRY ROOM and an additional storage closet. Tons of upgrades that this property has, which makes this house unique: - upgraded elevation, 9' ceiling in the basement, large windows, double vanities, Ceiling height cabinets in spice kitchen, upgraded fireplace, kitchen cabinets with riser, hood in the main kitchen, built-in refrigerator etc. The unfinished basement offers a separate entrance with 3 egress sized windows gives endless possibilities for customization of your personal touch. The front garage & driveway allow 4 vehicles to be parked at all times. On top of everything you will have a peace of mind for having Alberta New Home Warranty . This is a highly desirable community that has amenities such as 15 min drive to the YYC International Airport, 10 min drive to Cross Iron Mills shopping center with a potential future LRT station & access from Deerfoot and Stoney Trail. DON'T FORGET TO WATCH VIRTUAL TOUR!
 Built-in Electric Range ,Built-in Gas Range, Built-in Refrigerator, Dishwasher, Microwave, Range Hood, garage Door Opener.
 URBAN-REALTY.ca**

Inclusions:
 Property Listed By:

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











