



THE A-TEAM

RE/MAX FIRST

307 HOMESTEAD Drive, Calgary T3J 5S1

MLS®#: A2188022 Area: Homestead Listing Date: 01/15/25 List Price: \$585,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Semi Detached (Half Duplex)
City/Town: Calgary
Year Built: 2024
Lot Information
Lot Sz Ar: 2,571 sqft
Lot Shape:
Access:
Lot Feat: Back Yard,Front Yard
Park Feat: Alley Access,On Street,Parking Pad

DOM

6
Layout
Beds: 4 (4)
Baths: 3.0 (3 0)
Style: 2 Storey,Side by Side
Parking
Ttl Park: 2
Garage Sz:

Utilities and Features

Roof: Asphalt Shingle
Heating: High Efficiency,Forced Air
Sewer:
Ext Feat: Lighting,Rain Gutters
Construction: Concrete,Vinyl Siding,Wood Frame
Flooring: Carpet,Vinyl Plank
Water Source:
Fnd/Bsm: Poured Concrete
Kitchen Appl: Dishwasher,Microwave Hood Fan,Range,Refrigerator,Tankless Water Heater,Washer/Dryer
Int Feat: Bathroom Rough-in,Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Dining Room, Bedroom - Primary, Bedroom, 4pc Ensuite bath, Living Room, Bedroom, 4pc Bathroom, 3pc Bathroom.

Bedroom	Main	12`2" x 7`11"	Kitchen Legal/Tax/Financial	Main	12`11" x 8`9"
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Title: **Fee Simple**
 Legal Desc: **2410123**

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to the Ashton 18' by Partners - a stunning 1,693 sq. ft. home that perfectly balances modern design with thoughtful functionality. Located in the vibrant community of Homestead, this home is an ideal choice for families or anyone seeking a blend of comfort, style, and convenience. The main floor offers a bright and open kitchen featuring quartz countertops, upgraded appliances, and ample cabinetry for all your needs. Perfect for entertaining or everyday living, the kitchen flows seamlessly into the dining and living areas. A unique feature of this level is the main-floor bedroom and full bathroom, offering flexibility for guests, multigenerational living, or a private office space. Upstairs, the primary suite is a true retreat, complete with a spacious walk-in closet and a 4-piece ensuite featuring dual sinks and quartz countertops. Two additional well-sized bedrooms, a shared full bathroom, and a convenient laundry room with washer and dryer included round out the second floor. With 9' basement ceilings and a separate side entry, the Ashton offers endless potential for future development to suit your lifestyle. Don't miss your opportunity - schedule a viewing today for more information about your dream home!**

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

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











307 Homestead Dr NE, Calgary, AB

1st Floor Exterior Area 852.22 sq ft
Interior Area 778.00 sq ft



PREPARED: 2025/01/16

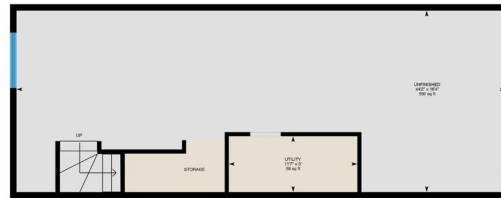


White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



307 Homestead Dr NE, Calgary, AB

Basement (Below Grade) Exterior Area 734.10 sq ft
Interior Area 727.10 sq ft



PREPARED: 2025/01/16



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307 Homestead Dr NE, Calgary, AB

Main Floor Exterior Area 841.20 sq ft
Interior Area 758.42 sq ft



PREPARED: 2025/01/16



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