

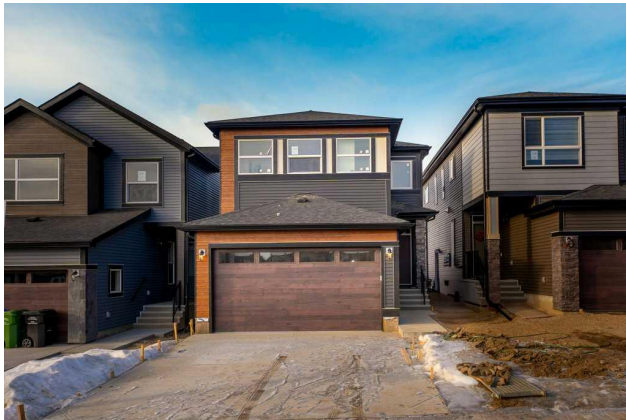


THE
A-TEAM

**RE/MAX
FIRST**

165 HOMESTEAD Terrace, Calgary T3J 2G5

MLS®#: **A2188537** Area: **Homestead** Listing Date: **01/17/25** List Price: **\$789,000**
 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: **3,000 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,942**
 Low Sqft:
 Ttl Sqft: **1,942**

DOM

15
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard, No Neighbours Behind, Private, Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Central** Flooring: **Carpet, Laminate**
 Sewer: Water Source:
 Ext Feat: **Lighting, Private Entrance** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|---------------|-----------------------|---------------------|---------------|-----------------------|
| 2pc Bathroom | Main | 5`0" x 5`1" | Dining Room | Main | 9`8" x 11`10" |
| Kitchen | Main | 15`9" x 10`0" | Living Room | Main | 13`3" x 15`9" |
| Mud Room | Main | 7`10" x 6`1" | 4pc Bathroom | Second | 8`3" x 5`1" |
| 5pc Ensuite bath | Second | 10`11" x 9`2" | Bedroom | Second | 11`10" x 13`6" |
| Bedroom | Second | 10`9" x 10`0" | Family Room | Second | 14`0" x 14`5" |
| Bedroom - Primary | Second | 12`11" x 12`0" | | | |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2410123

Zoning:
R-G

Remarks

Pub Rmks:

Brand New 3-Bedroom Front Garage Home in Homestead Welcome to this stunning, never-lived-in home in the sought-after community of Homestead. This thoughtfully designed property offers a perfect balance of modern elegance and practicality, making it an ideal choice for families and professionals alike. Key Features: Spacious Living Area: Enjoy 1,940 sq. ft. of beautifully crafted living space, designed with comfort and functionality in mind. Three Bedrooms: The upper level boasts 3 generously sized bedrooms, including a private master retreat. Modern Washrooms: Two full bathrooms on the upper level, including a luxurious master ensuite, and a convenient half bathroom on the main floor. Mudroom: A practical mudroom on the main floor offers added convenience for busy households. Unfinished Basement: 650 sq. ft. of untapped potential with a separate entry, ready to be transformed into a Legal suite, recreation area, or additional living space. Front Garage: A spacious attached garage adds convenience and protection from the elements. Located in the vibrant community of Homestead, this brand-new home provides easy access to schools, parks, shopping, and major roadways. With its modern design and versatile layout, this home is ready to meet your needs. Don't miss this opportunity—schedule your showing today and envision the possibilities!

Inclusions:
Property Listed By:

N/A
Town Residential

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



