

**43 HOMESTEAD Park, Calgary T3J2K7**

MLS®#: **A2188705** Area: **Homestead** Listing Date: **01/19/25** List Price: **\$750,000**  
 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: **2,777 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,844**  
 Low Sqft:  
 Ttl Sqft: **1,844**

DOM  
**3**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard,Landscaped,Many Trees,Rectangular Lot,Zero Lot Line**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Sewer: Ext Feat: **Private Entrance,Private Yard** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer**  
 Int Feat: **Kitchen Island,Pantry,Quartz Counters,Separate Entrance,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`10" x 5`3"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 12`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`8" x 13`7"</b>	<b>Foyer</b>	<b>Main</b>	<b>8`2" x 6`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`6" x 18`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`11" x 11`7"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`7" x 6`2"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>8`7" x 8`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`6" x 12`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`1" x 12`0"</b>
<b>Family Room</b>	<b>Second</b>	<b>13`8" x 17`3"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`7" x 15`9"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>6`6" x 11`2"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>5`0" x 8`1"</b>

Bedroom  
Kitchen  
Furnace/Utility Room

Basement  
Basement  
Basement

8`8" x 14`2"  
10`9" x 10`5"  
18`0" x 10`6"

Bedroom  
Living Room

Basement  
Basement

8`8" x 10`7"  
12`3" x 15`1"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
R-G

2211478

Remarks

Pub Rmks:

**Welcome to 43 Homestead Park NE, Calgary - Your Dream Home Awaits!** This stunning 2-storey single-family home with just 1-year-old offers an incredible opportunity for families, first-time buyers, or savvy investors. With 1844 sqft above grade, a 760 sqft fully legal 2-bedroom basement suite, and a double detached garage, this home is a rare find in the highly sought-after Homestead community. Main Floor Highlights: • Bright and open layout with large east-facing windows flooding the home with natural light. • Spacious main floor bedroom with a cheater door to a 3-piece bath - perfect for guests or extended family. • A modern kitchen featuring quartz countertops, sleek cabinets, stainless steel appliances, a pantry, and a large center island ideal for entertaining. • Expansive living and dining areas designed for comfort and connection. • Convenient rear mudroom with closet space for coats and shoes. Upper-Level Features: • A luxurious primary bedroom with a walk-in closet and private 5-piece ensuite. • Two additional generously sized bedrooms sharing a 4-piece bathroom with a tub/shower combo. • A cozy bonus family room, perfect for movie nights or playtime. • Centrally located laundry room, adding convenience to your daily routine. Legal Basement Suite: • A fully built by-the-builder 2-bedroom suite with a separate entrance and utility meter. • Open-concept living, dining, and kitchen areas featuring quartz countertops, full-height cabinets, and stainless-steel appliances. • Spacious bedrooms, a 4-piece bath, and a stacked washer/dryer. • A fantastic income opportunity for long-term rentals, Airbnb, or additional space for guests or young adults. Exterior & Location: • Beautifully landscaped and fenced backyard with back alley access to the double detached garage. • Ideally located near schools, parks, shopping, transit, and major routes like Stoney Trail. A new commercial plaza is also coming, adding even more convenience. Why This Home? With its modern upgrades, existing Alberta New Home Warranty (2, 5, 10 years), and versatile layout, this home is perfect for families looking for space, investors seeking rental income, or buyers wanting a combination of both. Live upstairs and rent the basement, or enjoy it as a multigenerational home - endless possibilities! Don't miss your chance to own this exceptional property in Homestead, NE. Book your private showing today and make this house your home!

Inclusions:  
Property Listed By:

Basement: Washer, Dryer, Refrigerator, Dishwasher, Microwave Hood Fan, Electric Range  
URBAN-REALTY.ca

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











