

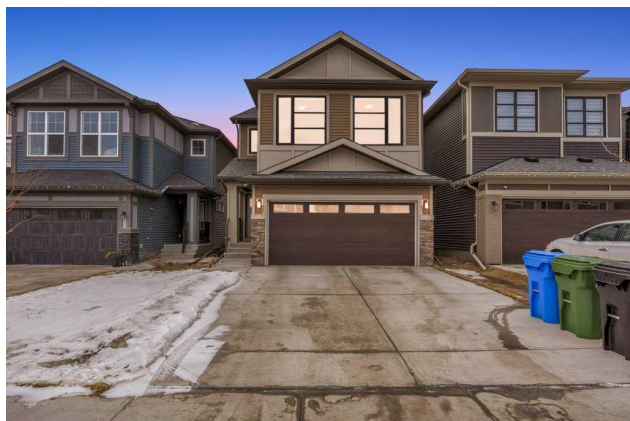


THE
A-TEAM

**RE/MAX
FIRST**

75 HOMESTEAD Grove, Calgary T3J4A9

MLS®#: **A2190071** Area: **Homestead** Listing Date: **01/25/25** List Price: **\$790,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **3,455 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,263**
 Low Sqft:
 Ttl Sqft: **2,263**

DOM

7
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,No Neighbours Behind,Rectangular Lot**
 Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bathroom Rough-in,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Vaulted Ceiling(s),Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`10" x 15`8"
Living Room	Main	9`0" x 11`5"
Dining Room	Main	6`8" x 10`3"
Bedroom - Primary	Upper	12`6" x 14`8"
Bedroom	Upper	8`10" x 12`2"
Bonus Room	Upper	17`3" x 14`6"
4pc Bathroom	Upper	5`3" x 11`6"

Room	Level	Dimensions
Family Room	Main	16`2" x 12`7"
Spice Kitchen	Main	8`9" x 5`4"
2pc Bathroom	Main	4`11" x 4`7"
Bedroom	Upper	13`7" x 11`7"
Bedroom	Upper	8`8" x 15`10"
5pc Ensuite bath	Upper	10`6" x 15`10"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

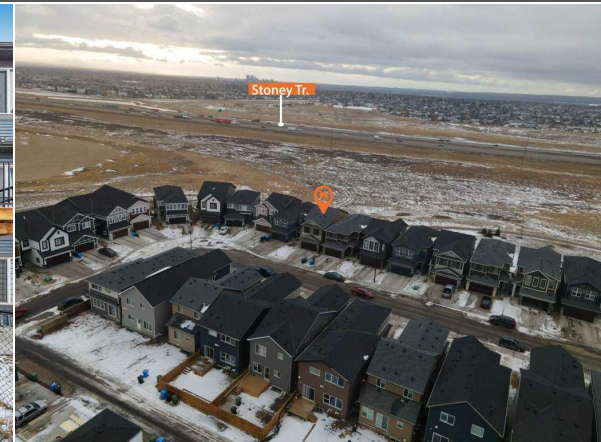
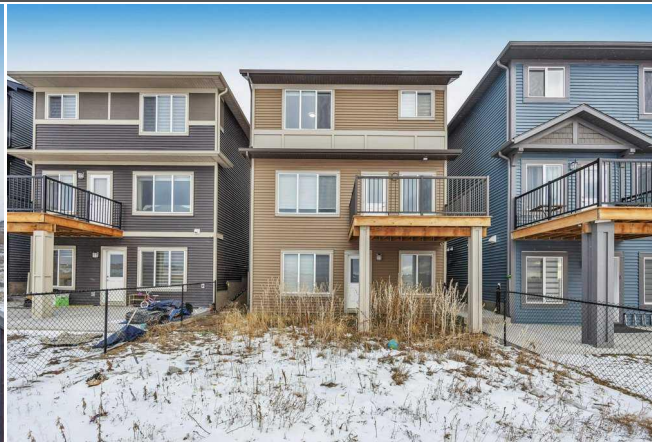
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Remarks

Pub Rmks: **Welcome to this stunning EAST-facing, WEST-backing home in the vibrant community of HOMESTEAD! This walkout property boasts breathtaking mountain views and backs onto a serene walking path. Featuring 4 spacious bedrooms, a SPICE KITCHEN, and a walkout basement, this home is designed for comfort and luxury. Step inside to find a chef's kitchen with a large island, complemented by a unique spice kitchen perfect for creating culinary delights. The walkout basement opens to a lush green landscape, offering an idyllic retreat for relaxation and entertaining. Enjoy your mornings or evenings on the expansive deck or private balcony, soaking in uninterrupted mountain views. Upstairs, you'll find 4 generously sized bedrooms, including a primary suite with a 5-piece ensuite and walk-in closet. A large bonus room with vaulted ceilings, a convenient laundry area, and 2 additional bathrooms make this floor perfect for family living. Location is key! This home is minutes from the airport and close to major shopping hubs like Costco and Walmart. Families will appreciate the nearby school bus service to top-rated schools, including Bishop McNally High School. For leisure, enjoy the picturesque Taradale Gardens or catch a bus from Martindale Boulevard Station for a city adventure. This home offers more than just a place to live—it's a lifestyle filled with convenience, comfort, and beauty. Don't miss the opportunity to make this exceptional property your new haven!**

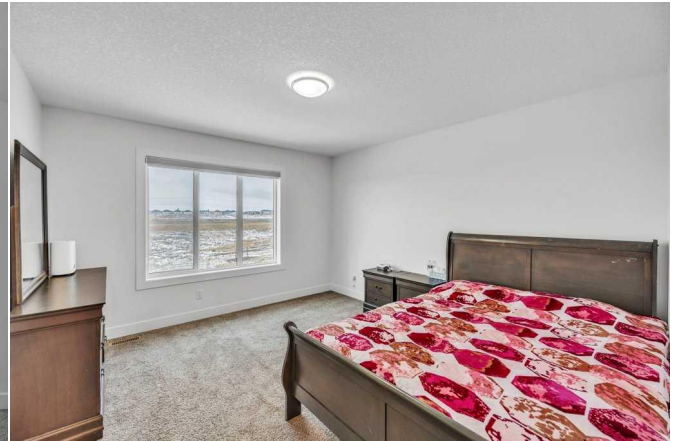
Inclusions: n/a
Property Listed By: **PREP Realty**

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

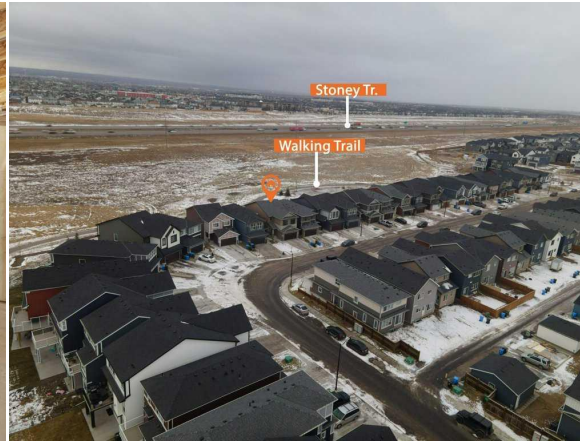
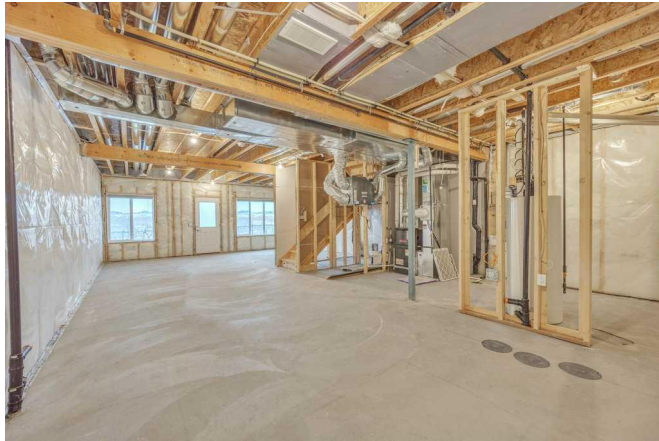












75 Homestead Grove NE, Calgary, AB

Main Floor Exterior Area 960.81 sq ft
Interior Area 698.87 sq ft
Excluded Area 402.85 sq ft

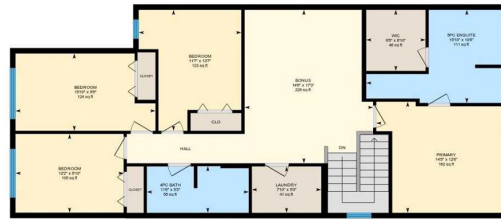


PREPARED: 2025/01/24

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.

75 Homestead Grove NE, Calgary, AB

1st Floor Exterior Area 1287.60 sq ft
Interior Area 1158.03 sq ft



PREPARED: 2025/01/24

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.