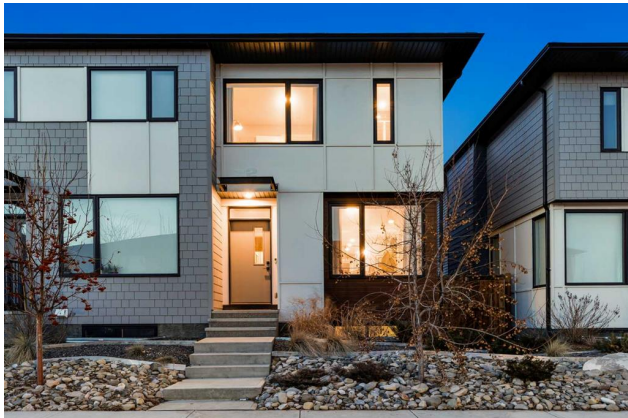


22 HOMESTEAD Boulevard, Calgary T3J 2H1

MLS®#: **A2191666** Area: **Homestead** Listing Date: **02/01/25** List Price: **\$625,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,163 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,274**
 Low Sqft:
 Ttl Sqft: **1,274**

DOM

0
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Ext Feat: **Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`0" x 14`6"	Dining Room	Main	12`3" x 9`0"
2pc Bathroom	Main	4`7" x 4`9"	Living Room	Main	10`0" x 13`6"
Entrance	Main	4`9" x 6`11"	Bedroom - Primary	Second	9`7" x 10`10"
Bedroom	Second	8`8" x 9`5"	Bedroom	Second	9`7" x 9`6"
3pc Ensuite bath	Second	4`11" x 7`9"	4pc Bathroom	Second	4`11" x 7`8"
Bedroom	Basement	10`1" x 8`8"	4pc Bathroom	Basement	4`11" x 7`9"
Family Room	Basement	10`1" x 17`5"	Bedroom	Basement	8`7" x 8`11"

Laundry	Second	3`3" x 3`2"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R-Gm	
Legal Desc:	2012035		Remarks
Pub Rmks:	Welcome to this stunning 5-bedroom, 3-bathroom rowhome in the sought-after community of Homestead in Calgary! This beautifully designed home offers a bright and spacious layout with modern finishes throughout. Step inside and be greeted by an open concept main floor, featuring a large, updated kitchen with sleek countertops, a stylish backsplash, and custom cabinetry with modern hardware. The kitchen flows seamlessly into the dining and living areas, creating a perfect space for entertaining. A convenient half bath completes this level, ensuring comfort and practicality. Upstairs, you'll find a generously sized master bedroom with a private ensuite, including a luxurious walk-in shower. Two additional bedrooms and another well-appointed bathroom provide ample space for family or guests. The fully developed basement offers even more living space with two additional bedrooms, a cozy rec room, and another full bathroom — perfect for a growing family or hosting visitors. This home comes with a range of impressive upgrades, including natural gas stove/oven, high-end fridge, LVP flooring, and fresh paint throughout. You'll also enjoy the comfort of air conditioning, making this home ideal for year-round living. Outside, the detached two-car garage provides plenty of space for parking or extra storage. The backyard is fully fenced and beautifully landscaped, featuring a lush grass area and a cement patio pad for outdoor entertaining. With all these upgrades and extra features, this home offers a perfect blend of modern living and convenience in a desirable neighborhood. Don't miss your chance to make this gorgeous home your own!		
Inclusions: Property Listed By:	N/A Century 21 Bamber Realty LTD.		

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



