



THE
A-TEAM

**RE/MAX
FIRST**

122 HOMESTEAD Boulevard, Calgary T3J 4A9

MLS®#: **A2193672** Area: **Homestead** Listing Date: **02/24/25** List Price: **\$600,000**
 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: **2022**
Lot Information
 Lot Sz Ar: **2,163 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,256**
 Low Sqft:
 Ttl Sqft: **1,256**

DOM

0
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Built-In Range,Built-In Refrigerator,Dishwasher,Window Coverings**
 Int Feat: **Kitchen Island**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**
 Legal Desc: **2012035**
 Zoning: **R-Gm**

Remarks

Pub Rmks: **Welcome to an exceptional living experience in the heart of Homestead! This exquisite three-bedroom, 2.5-bath half-duplex offers 1,256.77 sqft of meticulously**

designed living space, perfectly tailored for modern families, discerning first-time homebuyers, and savvy investors alike. From the moment you step inside, you'll be captivated by the open-concept main floor, where a sun-drenched living room seamlessly flows into a state-of-the-art kitchen, boasting premium finishes, sleek cabinetry, and a spacious dining area - an entertainer's dream. Ascend to the upper level, where tranquility and comfort await. The luxurious primary suite offers a private sanctuary with a spa-like ensuite, while two additional well-appointed bedrooms and a stylish full bath provide the perfect balance of privacy and convenience. Every corner of this home radiates elegance and thoughtful design. Nestled in the dynamic and family-friendly community of Homestead, this home offers unparalleled access to an array of amenities. Stroll through picturesque parks, explore scenic walking trails, and unwind in expansive green spaces. Indulge in nearby shopping centers, diverse dining options, and essential services, all just moments away. Families will appreciate the proximity to top-rated schools and childcare facilities, while commuters will love the easy access to major roadways like Stoney Trail and efficient public transit connections. Discover a lifestyle of sophistication, comfort, and convenience in this stunning Homestead half-duplex. Opportunities like this are rare - schedule your private showing today and take the first step toward calling this extraordinary property home!

Inclusions:
Property Listed By:

None
Real Broker

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







