



THE
A-TEAM

**RE/MAX
FIRST**

170 HOMESTEAD Park, Calgary T3J 2K6

MLS®#: **A2194768**

Area: **Homestead**

Listing Date: **02/14/25**

List Price: **\$769,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar: **3,420 sqft**
Lot Shape:

Access:

Lot Feat: **Other**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,172**

Low Sqft:

Ttl Sqft: **2,172**

DOM

8

Layout

Beds: **4 (4)**

Baths: **3.0 (3 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Other, Private Yard**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	8`8" x 7`4"	Bedroom	Main	9`10" x 11`4"
3pc Bathroom	Main	4`11" x 9`1"	Living Room	Main	26`7" x 17`0"
Dining Room	Main	9`0" x 16`0"	Kitchen	Main	15`2" x 9`1"
Bedroom - Primary	Second	12`6" x 13`5"	4pc Ensuite bath	Second	11`6" x 4`11"
Walk-In Closet	Second	5`1" x 9`11"	Bonus Room	Second	12`2" x 15`1"
Bedroom	Second	12`7" x 13`8"	Bedroom	Second	12`5" x 10`1"
3pc Bathroom	Second	8`3" x 7`3"	Laundry	Second	5`11" x 7`7"

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2211478

Remarks

Pub Rmks: **Welcome to this beautifully designed 4 bedroom, 3 full bathroom home offering nearly 2,200 sq. ft. of living space with impressive upgrades throughout. Step inside through the double-door entry into an open-to-below layout featuring elegant railing upgrades and a bright, open floor plan. The main floor includes a bedroom and a full 3 piece bath, perfect for guests or multi generational living. The chef's kitchen boasts ceiling-height cabinetry, a chimney hood fan, built-in microwave, quartz countertops throughout and undermount sinks, plus a convenient pantry for extra storage. Newly installed blinds add a touch of privacy and style. Upstairs, a spacious and bright bonus room offers additional living space, while the primary bedroom features a 4-piece ensuite. Two generously sized secondary bedrooms, a 3 piece common bath, and a laundry room complete the upper level. Located in a rapidly growing community, this home is just steps from a newly built plaza opening soon, featuring an Esso gas station, Tim Hortons, Indian restaurant, and more. A perfect blend of style, comfort and convenience—do not miss out on this incredible opportunity. Book your showing today!**

Inclusions: **Window Blinds**
Property Listed By: **eXp Realty**

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









