

141 HOMESTEAD View, Calgary T3J 5R9

MLS®#:	A2196071	Area:	Homestead	Listing Date:	02/25/25		List Price:	\$644,900			
Status:	Active	County:	Calgary	Change:	None		Associatio	n: Fort McMurray			
				General Info Prop Type: Sub Type: City/Town: Year Built: Lot Informa Lot Sz Ar: Lot Shape:	tion	Residentia Detached Calgary 2025 2,899 sqft		<u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft:	1,794 1,794	DOM -0 Layout Beds: Baths: Style: Parking Ttl Park:	3 (3) 2.5 (2 1) 2 Storey 2
				Access: Lot Feat: Park Feat:		Back Lane Off Street				Garage Sz:	2

Utilities and Features

Roof: Heating: Sewer:	Asphalt Shingle Forced Air	e		Construction: Vinyl Siding,Wood Siding Flooring:		
Ext Feat:	Other			Carpet,Laminate Water Source: Fnd/Bsmt: Poured Concrete		
Kitchen Appl: Int Feat: Utilities:			: Stove,Microwave Hood Fan,Refrigera ,Open Floorplan,Pantry,Quartz Counte	•		
<u>Room</u> Great Room Nook Flex Space Walk-In Closet 4pc Bathroom Bedroom Bonus Room		Level Main Main Main Second Second Second Second	<u>Dimensions</u> 12`9" x 11`9" 13`5" x 11`2" 10`11" x 12`2" 9`5" x 7`4" 9`7" x 5`5" 9`6" x 9`3" 9`6" x 6`9"	<u>Room</u> Kitchen 2pc Bathroom Bedroom - Primary 4pc Ensuite bath Bedroom Laundry	Level Main Main Second Second Second Second	<u>Dimensions</u> 13`5" x 9`0" 8`6" x 5`5" 12`2" x 10`11" 9`10" x 8`9" 10`3" x 9`3" 6`10" x 5`1"

Legal/Tax/Financial						
Title: Fee Simple	Zoning: R2					
Legal Desc:	2411923					
	Remarks					
Pub Rmks:	The Bellevue - a brand new home TO BE BUILT by Excel Homes. This is the perfect opportunity to choose all your own upgrades and options - this home will be ready for possession 6-9 months from the time a firm offer is written! Located in the up and coming community of HOMESTEAD, easily accessible off Stoney Trail & McKnight Blvd NE. The community offers a 3 acre community Assoc site, home to 2 future school sites, & Homestead Landing opening early 2025; walking paths, wetlands & more! Minutes to the Genesis Centre, established shopping centers, Tim Hortons & amenities. This home is Certified Built Green w/all the cost saving features that makes EXCEL HOMES such a wise choice - including solar conduit making this home solar ready! This plan was designed with families in mind, offering 3 separate living areas & a mudroom to keep things organized. Your new home will offer 1794 sf of living space. Main floor boasts a spacious foyer & front flex room - there is an option to turn the flex room into a MAIN FLOOR 4TH BEDROOM, with a full 4 pce bath)! Amazing kitchen w/stone counters, loads of cabinets & drawers large island & pantry. SS appliances are standard, as are 9' ceilings on the main floor. Vinyl plank floors are offered on the main floor. 2nd Storey features 3 generous bedrooms; primary suite has a huge walk in closet & private ensuite. A family sized central bonus room, laundry room & main 4 pce bath complete this level. PRIVATE SIDE ENTRY into basement level is an option. Washer dryer are also included. Rear 20x20 gravel parking pad. Your legal fees will be covered if you are using builders lawyer. Building your new home couldn't be easier or more flexible!! Come in an design your dream home today !					
Inclusions:	NA					

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



