

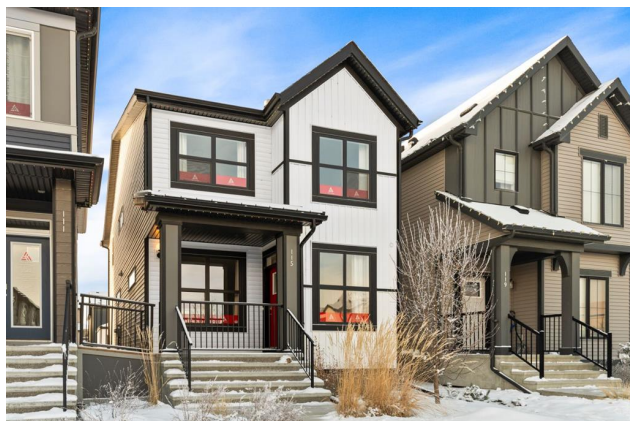


THE
A-TEAM

**RE/MAX
FIRST**

115 HOMESTEAD Drive, Calgary T3J 2G8

MLS®#: **A2197540** Area: **Homestead** Listing Date: **02/26/25** List Price: **\$659,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2020**
Lot Information
 Lot Sz Ar: **2,949 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,756**
 Low Sqft:
 Ttl Sqft: **1,756**

DOM

0
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`1" x 14`7"	Dining Room	Main	12`6" x 10`10"
Kitchen	Main	17`2" x 12`10"	2pc Bathroom	Main	4`11" x 5`10"
Bonus Room	Second	12`0" x 13`6"	Bedroom	Second	12`2" x 9`7"
Bedroom	Second	9`1" x 8`11"	4pc Bathroom	Second	8`5" x 4`11"
Bedroom - Primary	Second	13`10" x 11`11"	4pc Ensuite bath	Second	9`11" x 6`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2012035

Zoning:
R-G

Remarks

Pub Rmks:

Rare Opportunity to Own Trico Homes' Former Showhome - Fully Upgraded, never occupied and move-in ready! Don't miss your chance to own this fully loaded, ex-showhome by Trico Homes, packed with premium upgrades and situated in one of the most sought-after neighborhoods. This 3-bedroom, 3.5-bathroom home offers a spacious, open-concept layout designed for modern living. The main floor features a bright and stylish kitchen equipped with stainless steel appliances, an upgraded fridge, dishwasher, stove, pantry, and under-cabinet rope lighting, seamlessly flowing into a sunlit living room with a gas fireplace and an open dining area. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-in closet and a luxurious 4-piece ensuite, plus a large central bonus room and stacked laundry for added convenience. The fully landscaped lot includes an irrigation system, air conditioning, and a high-end Sonata drapery and blinds package. The double detached garage is insulated and drywalled, ensuring year-round functionality. Conveniently located near Stoney Trail, this home offers unmatched accessibility. Schedule your private viewing today!

Inclusions:
Property Listed By:

N/A
Century 21 Bravo Realty

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







