



THE
A-TEAM

**RE/MAX
FIRST**

103 HOMESTEAD Grove, Calgary T3J4A9

MLS® #: **A2197929**

Area: **Homestead**

Listing Date: **02/27/25**

List Price: **\$844,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**
Lot Information
Lot Sz Ar: **3,455 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,253**
Low Sqft:
Ttl Sqft: **2,253**

DOM

1
Layout
Beds: **4 (4)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven, Central Air Conditioner, Dishwasher, Electric Stove, ENERGY STAR Qualified Appliances, Gas Stove, Microwave, Refrigerator, Washer/Dryer**
Int Feat: **Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	7`8" x 7`8"
Dining Room	Main	9`11" x 6`11"
Kitchen	Main	16`0" x 15`0"
Spice Kitchen	Main	5`5" x 8`9"
5pc Ensuite bath	Upper	15`10" x 10`5"
Bedroom	Upper	15`9" x 8`8"
Bedroom - Primary	Upper	14`8" x 12`5"

Room	Level	Dimensions
Den	Main	11`7" x 8`8"
Foyer	Main	8`4" x 8`3"
Living Room	Main	12`8" x 16`0"
4pc Bathroom	Upper	11`7" x 5`3"
Bedroom	Upper	11`7" x 13`7"
Bedroom	Upper	12`3" x 8`10"
Family Room	Upper	14`6" x 17`3"

Laundry	Upper	7`10" x 5`3"	Walk-In Closet Legal/Tax/Financial	Upper	6`8" x 6`11"
Title: Fee Simple Legal Desc:		Zoning: R-G			
	2012035		Remarks		
Pub Rmks:	Welcome to your dream family oasis! Situated in a vibrant Calgary community of Homestead, this stunning house boasts an expansive 2,253 square feet of elegant living space tailored for comfort and style. Featuring four generous bedrooms, including a luxurious primary bedroom, and three well-appointed bathrooms, this home accommodates all the demands of modern family life with ease. Step inside to discover the unique spice kitchen where culinary magic happens, alongside built-in appliances set to impress the most discerning home chef. The walkout basement opens to a serene backdrop of lush greenery, a perfect retreat for both relaxation and entertaining. Enjoy your morning coffee or evening tea on the private balcony overlooking the tranquil landscape. For those who treasure proximity to conveniences, rejoice! You are mere minutes from the airport, and very close to shopping powerhouses like Costco and Walmart. Adding to the allure, essential amenities such as the Mega Sanjha Punjab Grocery store are just a short walk away. For families, the school bus service to nearby respected institutions, including Bishop McNally High School, makes mornings a breeze. Not to mention, leisurely weekends can be spent exploring Taradale Gardens or catching the bus from Martindale Boulevard Station for an adventure in the city. This home is not just a residence; it's a lifestyle waiting to be cherished. Don't miss out on making it your new haven!				
Inclusions: Property Listed By:	N/a RE/MAX iRealty Innovations				

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









