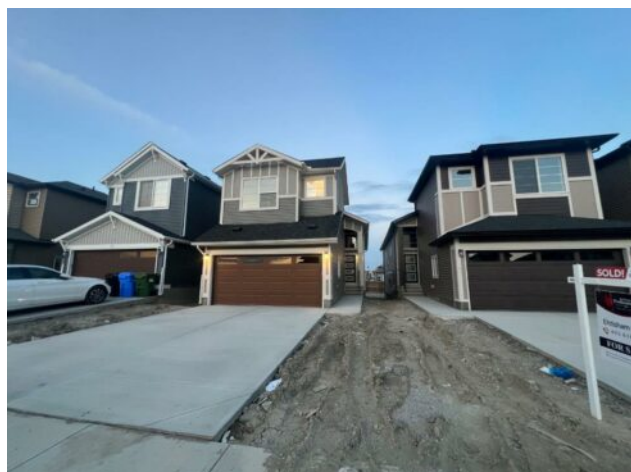


**82 Homestead Circle NE
Calgary, Alberta****MLS # A2252883****\$729,999**

Division:	Homestead		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,453 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Separate Entrance, Storage		

Inclusions: NONE

Welcome to this stunning brand-new 2-storey detached home with a double front-attached garage, perfectly situated in the vibrant and fast-growing community of Homestead. Thoughtfully designed with modern living in mind, this home offers an impressive total of 5 bedrooms and 3 full bathrooms, making it ideal for families of all sizes. The main floor showcases a bright and open-concept layout, highlighted by a contemporary kitchen complete with a central island, stylish cabinetry, and a spacious walk-in pantry for added storage. The kitchen flows seamlessly into the living and dining areas, creating the perfect space for entertaining or family gatherings. Two good-sized bedrooms and a full 4-piece bathroom on the main level provide flexibility for guests, extended family, or a home office. Upstairs, retreat to the large primary bedroom, which includes a generous walk-in closet and a private 4-piece ensuite. This level also offers a separate laundry room for ultimate convenience and efficiency. The fully finished basement expands the living space even further, featuring its own side entrance, two additional bedrooms, a full 4-piece bathroom, and a spacious family room — an excellent setup for a secondary suite (subject to the City of Calgary approval), rental potential, or extra space for your household. Additional highlights include a concrete driveway to be completed by the builder and excellent location with quick access to Stoney Trail via McKnight Blvd. The home is also close to future schools, parks, shopping, and upcoming transit options, ensuring long-term convenience and value. Whether you're looking to live up and rent down, accommodate extended family, or simply enjoy the entire home for yourself, this property offers exceptional versatility and an incredible opportunity in one of Calgary's most desirable new

communities.