

## 70 Homestead Common NE Calgary, Alberta

**MLS # A2257365**



# \$669,000

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Homestead              |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,440 sq.ft.           | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.01 Acre              |               |                  |
| <b>Lot Feat:</b> | City Lot               |               |                  |

|                    |                                                                                            |                   |     |
|--------------------|--------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                                 | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                                                  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                            | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade                           | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                            | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |                   |     |

**Inclusions:** N/A

Welcome to this stunning brand new detached home with a front double attached garage, located in the highly desirable and fast-growing community of Homestead. This beautifully designed 2-storey home offers a total of 5 bedrooms and 3 full bathrooms with a spacious open-concept floor plan. The main floor features a modern kitchen with a walk-in pantry and central island, seamlessly flowing into the bright living and dining areas. Two good-sized bedrooms and a 4-piece bath complete the main level. Upstairs, enjoy a private retreat with a large primary bedroom that includes a walk-in closet and 4-piece ensuite, plus a separate laundry room for added convenience. The fully finished illegal suite basement features a separate side entrance, kitchen, 2 bedrooms, a 4-piece bath, a large living area. A concrete driveway will be completed by the builder in the coming months. This home is ideally located with quick access to Stoney Trail via McKnight Blvd and close to future schools, parks, shopping, and transit. Whether you're looking to live up and rent down, or enjoy the whole home for yourself, this property is a must-see!