



**GRASSROOTS**  
REALTY GROUP

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**292 Homestead Grove NE**  
**Calgary, Alberta**

**MLS # A2218614**



**\$844,900**

<b>Division:</b>	Homestead		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,110 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Rectangular Lot, Zero Lot Line		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		

**Inclusions:** N/A

Welcome to your next chapter in the vibrant and fast-growing community of Homestead! This brand-new, 2024-built detached home offers the perfect blend of modern design, thoughtful layout, and investment potential with a fully finished legal basement suite and separate side entrance. Step inside and be greeted by a spacious open-to-above foyer that flows into a spacious main living area. The elegant kitchen is loaded with upgrades, featuring ceiling-height cabinetry, quartz countertops, designer backsplash, an island, and premium stainless steel appliances, making it perfect for everyday cooking or entertaining guests. The cozy family room with an electric fireplace adds warmth and charm, while the spacious dining area opens to the backyard. Upstairs, the bonus room provides a great secondary living space. You’ll find four generously sized bedrooms, including a primary retreat with a walk-in closet and a 4-piece ensuite bath. The upper level also includes a full bathroom and laundry for convenience. The legal basement suite is tastefully designed with its own kitchen with modern wood cabinetry, stainless steel appliances, quartz countertops, and a full bathroom with a luxurious walk-in shower. Two additional rooms complete the lower level, ideal for rental or extended family use. Located on a quiet street, this home backs onto a lane with no immediate neighbors and is just steps from future schools, plazas, parks, and has quick access to Stoney Trail. Whether you’re a first-time buyer, an investor, or a growing family – this is a must-see!