



GRASSROOTS
REALTY GROUP

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107 Homestead Drive NE
Calgary, Alberta

MLS # A2226764



\$675,000

Division:	Homestead		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,756 sq.ft.	Age:	2020 (5 yrs old)
Beds:	6	Baths:	4
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: -

Welcome to this exceptional former show home in the vibrant and family-friendly Homestead community of Calgary NE. With 6 bedrooms, 4 full bathrooms, and nearly 2,500 sq. ft. of beautifully crafted living space, this east-facing home is a rare find at this price point—ideal for both investors and first-time homebuyers. Situated just steps from scenic ponds, green belts, and walking/bike paths, the home offers the perfect blend of nature and convenience. School bus service operates from this location, and a transit bus stop is directly across the street—making daily commutes a breeze. The main floor features a front-facing bedroom and a full 3-piece bathroom, ideal for guests or aging family members. The heart of the home is the gourmet kitchen, boasting quartz countertops, a large island, built-in microwave, range hood, and plenty of cabinet space. The open-concept layout flows into the sun-filled nook and spacious great room, finished with luxury vinyl plank flooring and stylish ceramic tiles. Upstairs, plush carpet leads to a well-designed upper level that includes a spacious master retreat with a private 4-piece ensuite, two more generously sized bedrooms, a third full bathroom, and a convenient laundry room. Adding incredible value is the fully developed, legal basement rental suite with a separate entrance, its own furnace, and independent laundry. The basement kitchen is fully equipped, featuring a dishwasher, pantry, and ample cabinetry—perfect for generating mortgage-helping rental income or hosting extended family. Enjoy year-round comfort with central air conditioning and make the most of the west-facing backyard, ideal for sunset views and outdoor gatherings. A rare opportunity in a fast-growing, well-connected community—book your private showing today before it's gone!

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