



GRASSROOTS
REALTY GROUP

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19 Homestead Pass NE Calgary, Alberta

MLS # A2239985



\$775,900

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|------------------|--|---------------|------------------|
| Division: | Homestead | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,994 sq.ft. | Age: | 2024 (1 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | 220 Volt Wiring, Concrete Driveway, Double Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Yard, Lawn | | |

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

Inclusions: Blinds

Welcome to 19 Homestead Pass NE, a beautifully maintained, like-new two-storey home. This thoughtfully designed home offers over 1,990 sq ft of stylish and functional living space, featuring 4 bedrooms, 3.5 bathrooms, and a double attached garage in the growing family-friendly community of Homestead. Step inside to a bright and spacious open-concept main floor, where wide vinyl plank flooring flows through the living and dining areas. The chef-inspired kitchen is equipped with modern cabinetry, sleek finishes, and plenty of counter space, built in Microwave and over the range stand alone hood fan — ideal for everyday living and entertaining. A standout feature of the main level is the 4th bedroom, conveniently located across from a 3pc bathroom with a stand-up shower, making it perfect for guests, extended family, or as an addition to a private home office. Upstairs, you’ll find a generous bonus room, great for a media lounge, playroom, or study area. Three additional bedrooms are located on the upper level, including a large primary suite with a walk-in closet and private ensuite. The other two bedrooms share access to a well-appointed full bathroom, and cozy carpet flooring adds warmth and comfort to the upper level. Additional highlights include Gleaming shiny tile flooring in the bathrooms , and a separate side entrance offering potential for a future basement suite, ideal for rental income or multi-generational living Located near major commuter routes, Airport and Stoney Trail.. this is a fantastic opportunity to own a turn-key home in a fast-growing northeast Calgary neighbourhood. Don't miss out — schedule your private viewing today!