



GRASSROOTS
REALTY GROUP

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19 Homestead Pass NE
Calgary, Alberta

MLS # A2239985



\$775,900

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		

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 bedroom with a walk-in closet and double vanity 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, This secondary suite would be subject to approval and permitting by the municipality of the City of Calgary. 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!

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