



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

499 Homestead Drive NE
Calgary, Alberta

MLS # A2241554



\$555,000

Division:	Homestead		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,661 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, On Street, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Introducing the Abbey 17' by Partners, a well-designed 3-bedroom, 2.5-bathroom home in the growing community of Homestead. With a thoughtful layout, quality finishings, and timeless design, this home is a great fit for families and first-time buyers alike. The main floor features 9-foot ceilings and an open-concept layout that flows seamlessly from the living room to the dining area and kitchen. The kitchen is beautifully finished with quartz countertops, full-height cabinets with enclosed bulkheads, soft-close doors and drawers, a large central island, upgraded backsplash, gas range, and chimney-style hood fan. Stainless steel kitchen appliances are included. Upstairs, the primary bedroom includes a walk-in closet and a private ensuite with a walk-in shower. Two additional bedrooms, a full bathroom, and a convenient second-floor laundry room complete the upper level. The laundry room also comes equipped with a washer and dryer for added ease. A separate side entrance is included, offering added flexibility and functionality. The home also comes complete with front landscaping and a rear lane gravel parking pad. Homestead is a thoughtfully planned northeast Calgary community featuring over four kilometres of walking paths, a 19-acre wetland, and future parks, schools, and sports fields. With a great location and a move-in ready design, the Abbey 17' is the kind of home worth seeing in person. Inquire today to schedule your private tour and explore everything this home and community have to offer.