



**GRASSROOTS**  
REALTY GROUP

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**94 Homestead Circle NE**  
**Calgary, Alberta**

**MLS # A2245445**



**\$739,900**

<b>Division:</b>	Homestead		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,433 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Driveway, On Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Chandelier, Double Vanity, French Door, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Walk-In Closet(s)

**Inclusions:** All home furniture, zero gravity message chair, water softener, AC

Welcome to the beautiful detached brand new front Double Attached Garage, Corner lot and walkout lot, with sunny West facing, in very well emerging new NE Community of Homestead,. Want to live in NE but would like to avoid traffic, Homestead is a way to go, easy access from Stoney Trail to McKnight, next 80Ave for transit, then airport trail and finally Country Hills Blvd. Its not done yet, we getting started, as we feel when you moving in to your dream home, you deserve to have everything, so this home comes with all the home's furniture, AC for summer days since Calgary is getting warmer, water softener for your comfortable shower and drinking water, zero gravity message chair for relaxing after a long day, all included with incredible price hard to believe but true indeed. Live up and rent down or keep all to yourself. Total 5 bedrooms, 3 full bath, open concept floor plan. Here we go, as you entered to mud room, you will find a closet, next you will be greeted with an open concept living, high end kitchen with pantry and SS Appliances, island, and dining, 2 bedrooms and a 4 PC bath. The upper floor have a personal space with a primary bedroom, with huge walk in closet can be converted in separate room if like, 5PC Ensuite bath and Laundry room. Basement is finished, comes with separate entrance and offers living room, 2 bedrooms, third den can be converted in to room and a 4PC BATH. Basement can be converted into a LEGAL SUITE (SUBJECT TO CITY APPROVAL)! Kitchen, appliances will be installed before possession, , strip mall is operational with Esso, and rest following shortly. Enjoy the showing and don't miss this rare opportunity, good luck.....