



GRASSROOTS
REALTY GROUP

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367 Homestead Grove NE
Calgary, Alberta

MLS # A2249461



\$739,900

Division:	Homestead		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,451 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, On Street		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Storage, Walk-In Closet(s)		
Inclusions:	None		

Welcome to the beautiful detached brand new front Double Attached Garage, Corner lot 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. 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.....