



**GRASSROOTS**  
REALTY GROUP

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

## 11 Homestead Close NE Calgary, Alberta

**MLS # A2251101**



# \$735,000

Division:	Homestead		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,942 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** n/a

Welcome to this stunning former showhome offering 1,950 sq. ft. of living space on a spacious 4,050 sq. ft. lot. Perfectly situated with no direct neighbors behind or in front, this home backs onto a beautiful green space and pathway, providing peace and privacy. Step inside through the grand double door entrance into an open-to-below foyer featuring built-in decorative shelving and elegant railings that extend throughout the main and upper levels. The main floor offers a bedroom with a full bath and standing shower, perfect for guests or multi generational living. The home boasts two spacious living areas that can be separated with a pre-installed pocket wall, an upgraded kitchen with quartz countertops, stainless steel appliances, chimney hood fan, built-in microwave, large pantry and a dining area that opens to a massive deck and backyard. Upstairs you will find a bright bonus room, two generously sized secondary bedrooms with a 3-piece bath, and a private master retreat with a 4-piece ensuite and walk-in closet. Stylish window coverings, air conditioning and countless thoughtful upgrades enhance the comfort of this home. The basement features 9' foundation height and a separate side entry with concrete steps and railing, offering future development potential. The oversized backyard is perfect for family gatherings and outdoor enjoyment. This exceptional home has it all &ndash; space, style, privacy and upgrades. Do not wait, book your private showing today before it&rsquo;s gone!