



**GRASSROOTS**  
REALTY GROUP

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**82 Homestead Circle NE**  
**Calgary, Alberta**

**MLS # A2252883**



**\$729,999**

<b>Division:</b>	Homestead		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,453 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<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, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Separate Entrance, Storage		

**Inclusions:** NONE

Welcome to this stunning brand-new 2-storey detached home with a double front-attached garage, perfectly situated in the vibrant and fast-growing community of Homestead. Thoughtfully designed with modern living in mind, this home offers an impressive total of 5 bedrooms and 3 full bathrooms, making it ideal for families of all sizes. The main floor showcases a bright and open-concept layout, highlighted by a contemporary kitchen complete with a central island, stylish cabinetry, and a spacious walk-in pantry for added storage. The kitchen flows seamlessly into the living and dining areas, creating the perfect space for entertaining or family gatherings. Two good-sized bedrooms and a full 4-piece bathroom on the main level provide flexibility for guests, extended family, or a home office. Upstairs, retreat to the large primary bedroom, which includes a generous walk-in closet and a private 4-piece ensuite. This level also offers a separate laundry room for ultimate convenience and efficiency. The fully finished basement expands the living space even further, featuring its own side entrance, two additional bedrooms, a full 4-piece bathroom, and a spacious family room &mdash; an excellent setup for a secondary suite (subject to the City of Calgary approval), rental potential, or extra space for your household. Additional highlights include a concrete driveway to be completed by the builder and excellent location with quick access to Stoney Trail via McKnight Blvd. The home is also close to future schools, parks, shopping, and upcoming transit options, ensuring long-term convenience and value. Whether you're looking to live up and rent down, accommodate extended family, or simply enjoy the entire home for yourself, this property offers exceptional versatility and an incredible opportunity in one of Calgary's most desirable new

communities.