



GRASSROOTS
REALTY GROUP

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70 Homestead Common NE
Calgary, Alberta

MLS # A2266598



\$749,999

Division:	Homestead		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,422 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan		

Inclusions: NONE

Welcome to this beautiful brand-new 2-storey detached home with a double front-attached garage, located in the fast-growing and highly desirable community of Homestead NE Calgary. Thoughtfully designed for modern family living, this home offers a total of 5 bedrooms and 3 full bathrooms across a bright, functional layout with high-end finishes and thoughtful upgrades throughout. As you enter, you're greeted by a welcoming mudroom with closet space, leading into an open-concept main floor featuring a spacious living area, a contemporary kitchen with stainless steel appliances, sleek cabinetry, and a large pantry, and a dining area perfect for family gatherings or entertaining guests. Two good-sized bedrooms and a full 4-piece bathroom on this level provide excellent flexibility — ideal for guests, extended family, or even a home office. Upstairs, retreat to your private primary suite, complete with a large walk-in closet, and a luxurious 5-piece ensuite bathroom. Conveniently located laundry on the upper level adds ease and functionality to your daily routine. The fully finished basement comes with a separate side entrance and features a large family/living room, 2 additional bedrooms, a 4-piece bathroom, and a third den that can easily be converted into another bedroom. The layout is perfect for a future LEGAL secondary suite (subject to City of Calgary approval), offering excellent rental income potential or extra space for your growing family. Situated in a prime location with easy access to Stoney Trail, McKnight Blvd, 80 Ave NE (future transit), Airport Trail, and Country Hills Blvd, this community offers unmatched convenience. Homestead is also close to future schools, parks, shopping, and local amenities — including a newly operational strip mall with Esso and more coming soon. Whether you plan to live up and rent down or enjoy

the entire home for yourself, this property delivers versatility, comfort, and incredible value in one of Calgary’s most promising new neighborhoods.