

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

316 Homestead Grove NE Calgary, Alberta

MLS # A2272160



\$739,900

Division: Homestead Residential/House Type: Style: 2 Storey Size: 1,958 sq.ft. Age: 2024 (1 yrs old) **Beds:** Baths: Garage: Double Garage Attached, Off Street, Parking Pad Lot Size: 0.07 Acre Lot Feat: Back Lane. See Remarks

Heating: Water: Forced Air Floors: Sewer: Carpet, Vinyl Plank Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full **Exterior:** Zoning: Vinyl Siding R-G Foundation: Poured Concrete **Utilities:**

Features: Built-in Features, Chandelier, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Separate Entrance

Inclusions: n/a

2024 Built | Detached Single-Family | Front Double Garage | 4 Bedrooms (Main Floor Bed + Full Bath) | 2-Bed Illegal Suite w/ Side Entrance — Welcome to this upgraded detached home in the growing community of Homestead NE, offering back-alley access, modern finishes, and multi-generational living potential. The open-concept main floor features an open-to-above foyer, upgraded kitchen, and a full bedroom with a full bathroom, ideal for guests or extended family. Upstairs offers a spacious bonus room, walk-in laundry room, walk-in closet in the primary bedroom, plus additional well-sized bedrooms for the family. The basement includes a functional 2-bedroom illegal suite with a private side entrance, offering flexibility for extended family living or extra space. A well-designed home in a rapidly growing NE community—book your showing today.