



GRASSROOTS
REALTY GROUP

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35 Homestead Gardens NE Calgary, Alberta

MLS # A2272256



\$799,000

Division:	Homestead		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,550 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Interior Lot, Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	Builder's Appliance Package		

**** Brand New Genesis Home**** Welcome home to the Calaria II designed and built by Genesis Homes. This thoughtfully designed home features a main level bedroom & 4pc bath, spice kitchen, an incredible open floor plan with high ceilings, dual primary bedrooms, an upper level loft and more! Boasting 2,550 square feet between the main and upper levels this home is full of living space. Step inside the front door to a wide foyer with open to below ceilings. The main level is masterfully curated for the style and comfort with two living rooms; the first is a formal living room has a stunning open-to-below ceiling complimenting the vast size of this home. The formal living room blends seamlessly into the dedicated dining room. Move further inside and experience a home made for entertainment; an open floor plan chef inspired kitchen and great room. The kitchen is outfitted with sparkling quartz countertops, ample cabinet storage, a gas line and a stainless steel builders appliance package. Keep this kitchen sparkling and use the spice kitchen! The centre island in the kitchen is equipped with a barstool seating area making it the perfect space to enjoy small meals and socialize while you cook. The great room is centered with a 50" electric fireplace and also had a door that leads to your rear deck with a BBQ gas line. The main level is outfitted with large windows bellowing in an abundance of natural light. This level is paired with a bedroom and 4pc bath with a tub/shower combo providing you with space for overnight guests or multigenerational living. Walk up the plush carpet staircase with a spindle railing to your upper level oasis. Upstairs holds 4 bedrooms- 2 primary and 2 additional bedrooms! The first primary bedroom opens with french doors to a vaulted ceiling expansive retreat. This primary is paired with a walk-in closet and 4pc ensuite bath. Primary 2 also does not disappoint; a

deep walk-in closet and private 4pc ensuite bath with walk-in shower, private washing closet and double vanity. Bedrooms 3 & 4 upstairs share the 4pc bath with a tub/shower combo. The upper level loft is a treat; relax and unwind here with your family in the evenings. The walk-in laundry room is near all the bedrooms is every home owner's dream. The unfinished basement comes with a separate entrance making your future development plans flexible. This home is within walking distance to parks, amenities and future CBE schools! Ready for August-September of 2026, Hurry and book a showing at this gorgeous Genesis home today! **Photos are representative of the Calaria II show home in Logan Landing. Finishes may differ**