

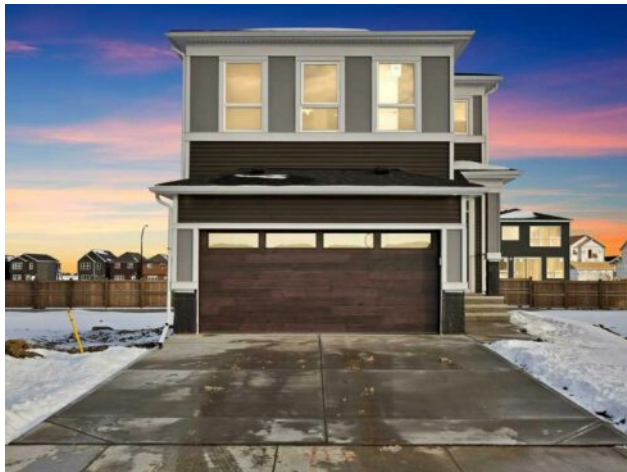


GRASSROOTS
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80 Homestead Gardens
Calgary, Alberta

MLS # A2274162



\$829,900

Division:	Homestead		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,542 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows		
Inclusions:	N/A		

Welcome to this exceptionally spacious and thoughtfully designed home in the vibrant community of Homestead Gardens NE. Offering over 2,540 sq. ft. of total exterior area featuring a SPICE Kitchen, Bedroom and a full bathroom at the main floor, 2 living area, 2 Primary bedrooms upstairs, a bonus area, longer backyard and this property provides an ideal layout for large families, multi-generational living, or anyone seeking abundant living space with modern convenience. The main floor features a bright and open plan with multiple functional areas. At the front of the home, a large living room welcomes you with excellent natural light, leading to a well-sized main-floor bedroom—perfect for guests, extended family, or a private office. A full 4-piece bathroom is conveniently located nearby. The heart of the home includes a spacious kitchen with generous prep and storage space, a second spice/prep kitchen for added convenience, and a central family room designed for everyday relaxation. The adjoining dining area offers a comfortable space for family meals and gatherings. A large hallway and functional foyer complete this level. The attached double garage provides secure parking with direct access into the home. The upper level is thoughtfully designed to accommodate family living, featuring four bedrooms, an additional bonus room, and a full laundry room. The expansive primary suite includes a generous bedroom, a private 5-piece ensuite, and a walk-in closet. A second bedroom also enjoys its own 4-piece ensuite and walk-in closet—an excellent feature for growing families. Two additional bedrooms share access to a full bathroom located just down the hall. A spacious bonus room separates the primary wing from the secondary bedrooms, creating privacy and versatile living options such as a media room, study space, or play area. The dedicated

laundry room on this floor adds everyday convenience. With a total of five bedrooms above grade, multiple living areas, and a family-oriented layout, this home offers exceptional comfort, flexibility, and room to grow. Basement comes with a side entrance, 9 ft ceiling, 2 large egress windows, tankless hot water and a lot more. Located in an emerging community with parks, pathways, future amenities, and easy access to major routes, this property provides outstanding value and functionality.