



**GRASSROOTS**  
REALTY GROUP

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**90 Homestead Circle NE**  
**Calgary, Alberta**

**MLS # A2275863**



**\$759,000**

<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 (1 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>	Conservation		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<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>	Bar, High Ceilings, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** NONE

Welcome to this beautiful newly built detached home with a double front-attached garage, located in the exciting and rapidly developing community of Homestead. Designed for today's lifestyle, this spacious property offers a total of five bedrooms and three full bathrooms, making it well-suited for growing families or multi-generational living. The main floor features a bright, open layout anchored by a modern kitchen with a large island, sleek cabinetry, and a walk-in pantry that provides ample storage. The kitchen opens effortlessly into the dining and living areas, creating an inviting space for entertaining and everyday living. Two well-proportioned bedrooms and a full four-piece bathroom on this level add flexibility for guests, home office use, or extended family. Upstairs, the primary bedroom serves as a private retreat, complete with a walk-in closet and its own four-piece ensuite. This level also includes a dedicated laundry room for added convenience. The fully developed basement offers even more living space and includes a separate side entrance, two additional bedrooms, a four-piece bathroom, and a large family room. This setup is ideal for a potential secondary suite (subject to City of Calgary approval), rental income, or additional space for family members. Additional features include a concrete driveway to be completed by the builder and a prime location with easy access to Stoney Trail via McKnight Boulevard. The home is close to future schools, parks, shopping areas, and planned transit options, adding to its long-term value and convenience. Whether you plan to live in the home entirely, generate rental income, or accommodate extended family, this property offers outstanding flexibility and a fantastic opportunity in one of Calgary's newest and most sought-after communities.

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