



**GRASSROOTS**  
REALTY GROUP

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

**96 Homestead Gardens NE**  
**Calgary, Alberta**

**MLS # A2276080**



**\$799,900**

<b>Division:</b>	Homestead		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,576 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Concrete, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

# Virtual Tour # 5 BED 4 FULL BATH | MAIN FLOOR BED ROOM,DEN & FULL BATH | SPICE KITCHEN | SIDE ENTRANCE | 2 MASTER BEDROOMS | Discover amazing value and the perfect blend of luxury and convenience in the sought-after community of Homestead .This 2 story Lawson model built by Trico Homes sits on EXTRA LONG 120 FT LOT and features 2,578 sq ft , 5 bedrooms, 4 full bathrooms, and an attached double garage. Upon Entering, you will be greeted by spacious foyer, a den on the left side and a bedroom on the right with a full Bath. The main level features an open-concept connecting the living room, kitchen, and dining nook. The gourmet kitchen is a chef's dream, with upgraded cabinets, a contrasting island with a convenient eating bar, quartz countertops, and upgraded stainless steel appliances, including an oversized fridge, built-in microwave, and a electric range. Additional highlights include soaring ceilings and a fully equipped SPICE KITCHEN with extra cabinetry, a GAS stove, and a sink. Vinyl plank flooring runs throughout the main floor for a sleek look. The great room offers ELECTRIC FIREPLACE wrapped around Tiles and sliding patio doors leading to a backyard. Upstairs, the open staircase with railing leads to a generously sized bonus room, 4large bedrooms Including 2 MASTER BEDROOMS , laundry room and 3 full bath. The master bedroom includes a walk-in closet and a luxurious 5-piece ensuite. Basement comes with a side entrance, 9 ft ceiling, 2 large egress windows, tankless hot water and a lot more. High-end finishes such as upgraded tile, lighting, and countertops elevate the home's interior. Beyond the home itself, the community of Homestead is growing fast and smart—with major future amenities already approved, including two brand-new schools, a cricket pitch, a 3-acre community

association site, a soccer field, pickleball and basketball courts, plus parks, ponds, and a 19-acre environmental wetland complete with a sheltered gazebo and over 4 kms of connected walking paths. This is a neighborhood built with lifestyle, recreation, and long-term value in mind—making it one of Calgary’s most exciting and well-planned new developments. This is more than a home—it’s a long-term investment in one of Calgary’s most promising, family-focused communities.