



GRASSROOTS
REALTY GROUP

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

131 Homestead Common NE
Calgary, Alberta

MLS # A2281436



\$799,100

Division:	Homestead		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,153 sq.ft.	Age:	2025 (1 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

****EXTRA WIDE LOT**LEGAL SUITE**SPICE KITCHEN****Welcome to this beautiful house of two bedroom LEGAL SUITE, MAIN FLOOR BED+BATH and SPICE KITCHEN located in the community of Homestead in NE Calgary. The house boasts of approximately 3000 square feet of living space and sits on a massive 5200 square feet lot. This is the award winning "Belgrave" model of Genesis that comes with a triple car garage and has a main floor bedroom along with the full washroom on the main floor ideal for generational families. The home sits on 40 FEET WIDE lot that gives you a lot of room for your backyard with no neighbours behind or next to you on your side. As you enter the house, you are welcomed with an open concept floorplan that has plenty of windows for lots of natural light throughout the house at all time of the day. There is a huge kitchen with dual tone cabinets and built in microwave with stainless steel appliances. The home also features a spice kitchen and a gas range for all your cooking needs. There is a big living room along with the dining room complementing the main floor. AS you go upstairs, there is an open to above area on the bonus room that is ideal for entertainment purposed or living area. There is a huge master bedroom with a fully upgraded five piece ensuite at the front of the house. There are two big bedrooms and a full washroom to complete this level. As you go downstairs, there is a two bed LEGAL SUITE built in for additional rental income or for owner's own use. This level features a kitchen, full washroom and two decent sized bedrooms. Appliances for basement suite are on order. The huge garage can store three cars easily inside.