



**191 Homestead Common NE  
Calgary, Alberta**

**MLS # A2289477**



**\$849,900**

<b>Division:</b>	Homestead		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,534 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	No Neighbours Behind, Rectangular Lot, Standard Shaped Lot, Views		

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

Some of the key Features in this BRAND NEW HOME | LEGAL 2-BEDROOM BASEMENT SUITE | SPICE KITCHEN | MAIN FLOOR BEDROOM & FULL BATH | TWO PRIMARY SUITES | NO NEIGHBOURS BEHIND | 2 LIVING AREAS | RAILING ON THE STAIRS | DESIGNER LIGHTING. Located in the growing community of Homestead in NE Calgary, this beautifully built home offers an impressive amount of space and a layout designed for modern family living and multi-generational comfort. The main floor features a bright and open design with a welcoming front living room, a spacious kitchen with abundant cabinetry and prep space, plus a separate spice kitchen with a GAS RANGE for added convenience. A cozy family room with an Electric Fireplace with a Stone Wall next to the dining area, creating the perfect space for everyday living and entertainment. This level also includes a bedroom and a full 4-piece bathroom, making it ideal for guests, extended family, or a home office, along with a spacious foyer and access to the attached double garage. Upstairs offers four well-sized bedrooms, including a large primary retreat with a 5-piece ensuite and walk-in closet, while the second bedroom also enjoys its own private 4-piece ensuite and walk-in closet. Two additional bedrooms share another full bathroom, and the central bonus room provides flexible space for a media room, kids's play area, or study lounge. A convenient laundry room completes the upper level. The fully legal basement suite features a separate entrance, 9-foot ceilings, two bedrooms, a full bathroom, a modern kitchen, a comfortable living area, and its own laundry setup—perfect for rental income or extended family accommodation. With no neighbours behind and in closer proximity to parks, pathways, and future amenities, this home presents an excellent opportunity in one of

Calgary's newest communities. Some photos are virtually staged. Book your showing today.