



**175 Homestead Common NE  
Calgary, Alberta**

**MLS # A2301739**



**\$833,000**

<b>Division:</b>	Homestead		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,541 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<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>	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water		

**Inclusions:** Electric stove, Refrigerator, Washer/dryer stacked.

2-BEDROOM LEGAL SUITE | BRAND NEW HOME | SPICE KITCHEN | MAIN FLOOR BEDROOM & FULL BATH | 2 PRIMARY BEDROOMS | 2 LIVING AREAS/ NO NEIGHBOURS BEHIND. Welcome to this stunning brand-new home nestled with almost 3500 sqft of living space in the charming neighborhood of Homestead, NE Calgary. Offering an expansive and functional layout, this property is ideal for large families, multi-generational living, or anyone seeking generous living space with modern convenience. The main floor showcases a bright, open-concept design with multiple functional areas. At the front, a large living room welcomes you with abundant natural light. Adjacent is a well-sized main-floor bedroom—perfect for guests, extended family, or a private office—along with a conveniently located full 4-piece bathroom. The heart of the home features a spacious kitchen with ample cabinetry and prep space, complemented by a separate ?S?PICE KITCHEN for added functionality. A central family room? with ELECTRIC FIREPLACE provides the perfect setting for everyday relaxation, while the adjoining dining area offers plenty of space for family meals and gatherings. A welcoming foyer, large hallway, and direct access to the attached double garage complete this level. Upstairs, the home continues to impress with four generously sized bedrooms, a versatile bonus room, and a dedicated laundry room. The expansive primary suite includes a spacious bedroom, a private 5-piece ensuite, and a walk-in closet. A second bedroom also features its own 4-piece ensuite and walk-in closet—excellent setup for growing families. Two additional bedrooms share a full bathroom, thoughtfully positioned down the hall. The bonus room separates the primary retreat from the secondary bedrooms, offering added privacy and flexibility for use

as a media room, study area, or play space. With five bedrooms above grade, multiple living areas, and a family-focused layout, this home provides outstanding comfort and flexibility. The fully LEGAL 2- BEDROOM SUITE features its own private entrance and 9-foot ceilings, along with a full bathroom, two generously sized bedrooms, a well-appointed kitchen, a spacious living area, and separate laundry facilities—making it ideal for rental income or extended family living. Some of the photos are virtually staged. Located in an emerging community with parks, pathways, future amenities, and convenient access to major routes, this property offers exceptional value and long-term potential. Book your private showing today!