



**11 Homestead Gardens
Calgary, Alberta**

MLS # A2305267



\$705,000

Division:	Homestead		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,041 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Interior Lot, No Neighbours Behind, Rectangular Lot, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Walk-In Closet(s)		
Inclusions:	Builders Appliance Package		

Brand New | Move-in Ready | Built by Genesis Builders Group | Montay Model | 4 Bedrooms | Upper Level Bonus Room | Open Floor Plan | Top of the Line Finishes | High Ceilings | Chef's Kitchen | Sparkling Quartz Countertops | Full Height Cabinets | Stainless Steel Builder Appliance Package | Chimney Hood Fan | Built-in Microwave | Centre Island with Barstool Seating | Corner Pantry | Formal Dining Room | Breakfast Nook Overlooking Backyard | Expansive Living Space | 2 Sitting Areas | Electric Fireplace with Feature Wall | Large Windows | Great Natural Light | Upper Level Laundry | 2 Full Bathrooms | LVP, Plush Carpet & Tile Flooring | Side Entry | 9 Ft Basement | 2 Basement Windows | Unfinished Basement | Large Backyard | Front Double Attached Garage | Driveway. Step into elevated modern living with this brand-new, move-in ready Montay Model by Genesis Builders Group, thoughtfully crafted with premium finishes and a functional family-focused design. Offering an expansive open-concept layout with soaring ceilings and abundant natural light, this stunning home delivers both style and everyday comfort. The main level is anchored by a chef-inspired kitchen featuring sparkling quartz countertops, full-height cabinetry, stainless steel builder appliance package, chimney hood fan, built-in microwave, a spacious centre island with bar seating, and a convenient corner pantry. Perfect for entertaining, the main floor also offers a formal dining area, a bright breakfast nook overlooking the backyard, and two separate sitting areas to accommodate both relaxing and hosting. The elegant living room is highlighted by an electric fireplace with a striking feature wall, creating a warm and sophisticated focal point. Upstairs, discover four generously sized bedrooms, including a spacious primary retreat, along with two full bathrooms, a versatile bonus

room, and the convenience of upper-level laundry. Quality finishes continue throughout with wide plank LVP flooring, plush carpet, and tile accents. The unfinished basement features impressive 9-foot ceilings, two large windows, and a separate side entry—offering exceptional future development potential for additional living space or income possibilities (subject to approval and permitting by the city/municipality). Outside, enjoy a large backyard, front double attached garage, and full driveway. This beautifully designed home combines luxury, space, and future opportunity in one exceptional package. Genesis Builders Group follows the First-Time Home Buyer GST/HST Rebate to eliminate the 5% GST on qualifying new homes (up to \$1 million) for qualifying first time home buyers. Hurry and book your showing today!