



GRASSROOTS
REALTY GROUP

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73 Homestead Boulevard NE
Calgary, Alberta

MLS # A2118011



\$560,000

| | | | |
|------------------|----------------------------|---------------|------------------|
| Division: | Homestead | | |
| Type: | Residential/Four Plex | | |
| Style: | 2 Storey | | |
| Size: | 1,367 sq.ft. | Age: | 2023 (1 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Parking Pad | | |
| Lot Size: | 0.04 Acre | | |
| Lot Feat: | Back Yard, Rectangular Lot | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Central | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Mixed | Zoning: | R-Gm |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home, Separate Entrance, Storage, Walk-In Closet(s) | | |

Inclusions: NONE

Welcome to this 2023 BUILT NO CONDO FEES FREEHOLD TOWNHOUSE located in one of the most demanding, emerging and amenity rich communities of HOMESTEAD. Offering Luxurious Living Space with 3 Bedrooms, 2.5 Baths and Fully Fenced Backyard! Extremely functional and well thought out floorplan . Entering the main level, you will see that the Open Floorplan Concept is very well adapted into the home. Main floor offers a spacious living room with large windows and dining and efficiently laid out kitchen with kitchen island and upgraded modern appliances. The sunny Nook has a big glass window for the amazing backyard view! There is a half bath on the main level. There is a large basement that is unfinished and ready to be built with your dreams. The usage of living space on the upper level is fantastic. Featuring 3 bedrooms and 2 full baths. Of the 3 bedrooms, 1 is the master that comes with an ensuite and W.I.C! The laundry feature includes upgraded Washer and dryer is conveniently located on the upper level. With its location in Homestead, this home have easy access to the shopping hub! In addition to that, this home has easy access to Parks, Playgrounds, walking trails and more! 2023 BUILD! GREAT VALUE! WHY WAIT?! Book your private showing today!