



**106 Homestead Boulevard NE
Calgary, Alberta**

MLS # A2131326



\$620,000

Division:	Homestead		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,270 sq.ft.	Age:	2023 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Asphalt, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, Kitchen Island		

Inclusions: .

Step inside to discover a bright and airy atmosphere, accentuated by large windows that flood the space with natural light. The main level welcomes you with an open-concept living area, perfect for entertaining guests or relaxing with family. The gourmet kitchen is a chef's dream, featuring sleek cabinetry, premium appliances, and ample counter space for meal preparation. This property has 1801.3 sqft of finished area. One of the highlights of this property is the fully developed basement, thoughtfully designed by the builder to maximize space and versatility. Complete with 2 bedrooms, a modern bathroom, a kitchenette area, and a cozy living room, the basement offers endless possibilities. Plus, with its own separate entrance, it provides privacy and convenience for guests or potential rental income. Convenience is key in this home, with two laundry areas for added practicality – one conveniently located upstairs on the second floor, and another in the basement. Additionally, the new double car garage in the back ensures ample parking and storage space for your vehicles and belongings. Situated in the heart of Homestead, this property offers easy access to a wealth of amenities and attractions. From nearby Stoney Trail for effortless commuting to a plethora of shopping centers, major grocery stores, restaurants, playgrounds, and more, everything you need is just moments away. Whether you're seeking an investment opportunity or a place to call home, this townhouse embodies the perfect blend of style, comfort, and convenience. Don't miss your chance to experience modern living at its finest – schedule your showing today!