



**145 Homestead Terrace NE
Calgary, Alberta**

MLS # A2153831



\$819,900

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| Division: | Homestead | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,263 sq.ft. | Age: | 2024 (0 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached, Garage Door Opener | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Rectangular Lot | | |

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|--------------------|---|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Full, Unfinished | LLD: | - |
| Exterior: | Brick, Wood Frame, Wood Siding | Zoning: | R2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, Open Floorplan, See Remarks, Separate Entrance, Vaulted Ceiling(s) | | |

Inclusions: smart doorbell, smart door lock

The gorgeous BRAND new home is ready for a quick possession. The Mason II, built by Excel homes offers a spectacular floor plan built with families in mind - with FOUR above grade bedrooms and a SEPARATE ENTRANCE FOR BASEMENT. ZONED R2 (Future development of a secondary suite would still be subject to approval and permitting by the city/municipality). Located on a family friendly street, with gorgeous backyard mountain views! The basement has been roughed in for potential future development including: bathroom plumbing, venting and plumbing appropriate for a washer/dryer (200 AMP panel) and ventilation to accommodate a stove . Located in the up and coming community of HOMESTEAD, easily accessible off Stoney Trail or 80th Ave NE. The community offers a 3 acre community Assoc site, home to 2 future school sites, & Homestead Landing opening early 2025; walking paths, wetlands & more! This home is Certified Built Green w/all the cost saving features that makes EXCEL HOMES such a wise choice. You'll fall in love with this floor plan - this home has everything! This FOUR BEDROOM home features a large, welcoming front foyer w/large coat closet that leads you inside. Uniquely, there is a main floor bedroom with cheater door to a FULL BATHROOM. The main floor also features a summer or spice kitchen! The main kitchen is amazing - its huge & offers loads of storage w/fresh white cabinets & drawers, eng. stone countertops, upgraded appliances 5 burner gas stove w/griddle, chimney fan & built in microwave. The adjacent dining nook is most definitely family sized & is open to the 2 storey great room w/ electric fireplace. Lovely white railings lead you to the 2nd level where you'll find 3 generous bedrooms & bonus room. The primary suite boasts an elegant 5 piece ensuite that includes dual vanity (loads of storage) tile floors,

soaker tub & o/s shower! There is a large walk through closet that leads from the bedroom into the laundry room (such a convenience). Your bonus room features lots of windows for natural light & a vaulted ceiling. Your families 4 piece bath completes this level.