



**35 Homestead Passage
Calgary, Alberta**

MLS # A2162003



\$819,999

Division:	Homestead		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,039 sq.ft.	Age:	2024 (0 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows		
Inclusions:	N/A		

Welcome to this stunning new home located in one of the most sought-after communities of Homestead. This property features a LEGAL BASEMENT SUITE with 2 spacious bedrooms, along with a full bathroom and bedroom on the main floor. Both the upstairs and basement have their own separate laundry facilities for added convenience. As you step inside, you're greeted by an inviting open floor plan. The main floor boasts a full bathroom with a standing shower and a bedroom, perfect for guests or multi-generational living. The living area is bright and airy, with large windows that bring in plenty of natural light. The separate dining area leads to a modern, well-equipped kitchen, featuring a chimney hood fan, gas stove, and stainless steel appliances. Upstairs, you'll find three bedrooms, two full bathrooms, a laundry area, and a bonus space that can be used as an office or playroom. The primary bedroom is a true retreat, complete with an ensuite bathroom and a large walk-in closet. The other two bedrooms share a common bathroom, making this floor perfect for a growing family. The basement offers a fully LEGAL SUITE with its own private entrance. It includes two generous bedrooms, a full kitchen with stainless steel appliances, a dishwasher, and a cozy living area. This is completed by a 4-piece bathroom and its own laundry facilities. This exceptional property won't stay on the market for long—don't miss your chance to make it your own!