



**15 Homestead Close NE
Calgary, Alberta**

MLS # A2179396



\$799,900

Division:	Homestead		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,936 sq.ft.	Age:	2020 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: None

Welcome to this stunning former showhome in the vibrant Homestead community of NE Calgary! Boasting over 1900 sq. ft. of thoughtfully designed living space, this east-facing front garage detached home features a west-facing backyard that backs onto serene green space, offering breathtaking sunset views and the world-famous Rocky Mountains. Centrally air-conditioned for year-round comfort, this home is a true gem. This unique 2-storey home offers 3 bedrooms, 2.5 baths, and an array of upgrades. The Homestead community is planned with 4 km of walking pathways, an ultimate cricket pitch, soccer fields, pickleball, and basketball courts, all while being minutes from the CrossIron Mills commercial area, including Costco and other great amenities. As you step inside, you'll be greeted by an east-facing entrance that floods the open-concept main level with natural morning light. Luxury vinyl plank flooring extends throughout the main floor, which features an upgraded gourmet kitchen with built-in stainless steel appliances, an electric range, an upgraded backsplash, a pantry, and ample cabinet storage. The spacious living and dining areas flow seamlessly to a large west-facing deck, perfect for BBQs and enjoying spectacular evening sunsets. The second level boasts cozy carpeted stairs leading to a spacious bonus room, ideal for movie nights or relaxing in comfort. The luxurious master bedroom features a walk-in closet, a 5-piece ensuite with a double vanity, and picturesque mountain views. Two additional generously sized bedrooms, a 4-piece bath, and a convenient laundry room complete this level. This home also includes a separate entrance to the unfinished basement, offering endless possibilities for customization. With central air conditioning, front and backyard landscaping, and a move-in-ready vacant status, this property is perfect for quick

possession. Don't miss the opportunity to own this exceptional east-facing home with a west-facing backyard in a highly sought-after community!