



**GRASSROOTS**  
REALTY GROUP

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## 75 Homestead Grove NE Calgary, Alberta

**MLS # A2190071**



# \$790,000

<b>Division:</b>	Homestead		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,263 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Rectangu		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Partially Finished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** n/a

Welcome to this stunning EAST-facing, WEST-backing home in the vibrant community of HOMESTEAD! This walkout property boasts breathtaking mountain views and backs onto a serene walking path. Featuring 4 spacious bedrooms, a SPICE KITCHEN, and a walkout basement, this home is designed for comfort and luxury. Step inside to find a chef's kitchen with a large island, complemented by a unique spice kitchen perfect for creating culinary delights. The walkout basement opens to a lush green landscape, offering an idyllic retreat for relaxation and entertaining. Enjoy your mornings or evenings on the expansive deck or private balcony, soaking in uninterrupted mountain views. Upstairs, you'll find 4 generously sized bedrooms, including a primary suite with a 5-piece ensuite and walk-in closet. A large bonus room with vaulted ceilings, a convenient laundry area, and 2 additional bathrooms make this floor perfect for family living. Location is key! This home is minutes from the airport and close to major shopping hubs like Costco and Walmart. Families will appreciate the nearby school bus service to top-rated schools, including Bishop McNally High School. For leisure, enjoy the picturesque Taradale Gardens or catch a bus from Martindale Boulevard Station for a city adventure. This home offers more than just a place to live—it's a lifestyle filled with convenience, comfort, and beauty. Don't miss the opportunity to make this exceptional property your new haven!