



**122 Homestead Boulevard NE
Calgary, Alberta**

MLS # A2193672



\$550,000

Division:	Homestead		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,257 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: None

Welcome to an exceptional living experience in the heart of Homestead! This exquisite three-bedroom, 2.5-bath half-duplex offers 1,256.77 sqft of meticulously designed living space, perfectly tailored for modern families, discerning first-time homebuyers, and savvy investors alike. From the moment you step inside, you’ll be captivated by the open-concept main floor, where a sun-drenched living room seamlessly flows into a state-of-the-art kitchen, boasting premium finishes, sleek cabinetry, and a spacious dining area — an entertainer’s dream. Ascend to the upper level, where tranquility and comfort await. The luxurious primary suite offers a private sanctuary with a spa-like ensuite, while two additional well-appointed bedrooms and a stylish full bath provide the perfect balance of privacy and convenience. Every corner of this home radiates elegance and thoughtful design. Nestled in the dynamic and family-friendly community of Homestead, this home offers unparalleled access to an array of amenities. Stroll through picturesque parks, explore scenic walking trails, and unwind in expansive green spaces. Indulge in nearby shopping centers, diverse dining options, and essential services, all just moments away. Families will appreciate the proximity to top-rated schools and childcare facilities, while commuters will love the easy access to major roadways like Stoney Trail and efficient public transit connections. Discover a lifestyle of sophistication, comfort, and convenience in this stunning Homestead half-duplex. Opportunities like this are rare — schedule your private showing today and take the first step toward calling this extraordinary property home!