



**GRASSROOTS**  
REALTY GROUP

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**347 Homestead Drive NE**  
**Calgary, Alberta**

**MLS # A2197888**



**\$566,500**

<b>Division:</b>	Homestead		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,655 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, On Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to the Abbey 17' by Partners: a beautifully crafted home that effortlessly combines elegance, comfort, and practicality in the vibrant community of Homestead. The Abbey's impressive exterior design offers instant curb appeal, welcoming you home with a stylish, modern touch. Inside, the open-concept main floor is perfect for gatherings or quiet evenings. The thoughtfully designed kitchen includes a spacious island with quartz countertops, full-height cabinets, and pantry for ample storage. With included appliances like a fridge, flat top stove, microwave hood fan, and dishwasher, your kitchen is move-in ready. One of the home's standout features is the convenient side door, allowing for a separate entrance and offering flexibility for future basement development. Upstairs, you will find two spacious bedrooms and a luxurious primary suite with a 4-piece ensuite with dual sinks and quartz countertops, and a walk-in closet. The upstairs laundry room, equipped with a washer and dryer, adds extra ease to your routine. Looking for a home that combines modern beauty with practical features? The Abbey 17' is ready to welcome you!