

197 Homestead Terrace NE
Calgary, Alberta

MLS # A2198971



\$699,999

Division:	Homestead		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,469 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Smart Home, Walk-In Closet(s)		

Inclusions: N/A

****VERY REASONABLE LISTING PRICE FOR AN UPGRADED HOME**** Nestled in the prestigious community of Homestead. ****NO NEIGHBOURS BEHIND****-The back-to-green space property showcases the perfect blend of timeless elegance & thoughtful design with 2330.70 sq ft of living space. A **VERY UNIQUE FLOORPLAN AS MODIFIED BI-LEVELS ARE A RARE OCCURRENCE IN CALGARY!** Step inside to discover a spacious, inviting open floor plan that connects seamlessly with the living room, dining area, and kitchen. The abundant natural light flooding through the large windows enhances the sense of space, creating a warm & welcoming atmosphere. Just off the front entrance to the right, there is a beautiful kitchen with a built-in microwave feature, upgraded kitchen faucet, tiles, and refrigerator. The kitchen is the heart of the home. This trendy and elegant kitchen is a chef's dream come true with high-end stainless-steel appliances, quartz countertops, and ample cabinet space. This kitchen is functional and a focal point. Full-height kitchen cabinets look beautiful with upgraded riser molding. The home offers 5 bedrooms & 3 full baths. This unique plan comes with two bedrooms on the main floor. Next to that, there is a full bathroom on the main floor for the elder family members or guests. The master suite is full of luxury with a spacious layout, a walk-in closet, and an ensuite bathroom with double vanity. There are tons of upgrades that this property has, which makes this house unique; upgraded elevation, & ceiling in the basement, Egress windows, double vanity, large pantry, hood in the main kitchen, built-in microwave, upgraded lighting, upgraded tiles throughout the house & 10X10 Deck. You will be surprised to see the unique basement entry, and total living area with huge crawling space for extra storage in the basement. This

basement suite(illegal) comes with 2 bedrooms, a full bath, and a spacious kitchen with cabinets and drawers. A separate space and storage for laundry. This house has SMART compatibility; all you need is WIFI! Easy access to Stoney Trail NE & McKnight Blvd NE & easy access to multiple plazas in NE Calgary with access to tons of amenities! A temporary garage door has been installed and it will be replaced with a brand new modern garage door soon. Please refer to the last picture for garage door drawings. The concrete driveway, front sod, and all seasonal work will be done by the builder as per their schedule. All the new home warranties will be transferred to the new buyer. Don't miss the chance to make this exceptional residence your own and experience the best of Calgary.