



## 35 Homestead Grove Calgary Alberta

\$849,000

2022 BUILT HOME LOADED WITH UPGRADES - BACKING ONTO POND & GREEN SPACE - WALKOUT BASEMENT WITH 9 FT CEILINGS - BRAND NEW LEGAL SUITE - SEPARATE FURNACES - CENTRAL A/C - SEPARATE LAUNDRIES - SPICE KITCHEN - FULL BATH ON MAIN - QUARTZ COUNTERTOPS - ENGINEERED HARDWOOD FLOORING ON MAIN - LUXURY VINYL PLANK IN BASEMENT - BUILT-INS IN UPPER LEVEL BEDROOM CLOSETS - ALARM SYSTEM - WIRED & WIRELESS CAMERAS INCLUDED - STUNNING VIEWS!!! Offering over 3000 SQ FT of Quality Living Space with TOTAL OF 5 BEDROOMS, 4 FULL BATHS & ATTACHED DOUBLE GARAGE THAT IS FULLY INSULATED & DRYWALLED! Main floor offers a formal living/den, family room with fireplace, dining, FULL bath and a stunning kitchen that is fully equipped with a kitchen island, stainless steel appliances, FULL HEIGHT CABINETS FOR EXTRA STORAGE AND A SPICE KITCHEN! The usage of living space on the upper level is immaculate - featuring a bonus room, 4 bedrooms and 2 FULL baths (ensuite included)! Of the 4 bedrooms, 1 is the master that boasts a W.I.C and 5 PC ensuite! The laundry feature is conveniently located on the upper level. Next up is an amazing feature of this home that is the WALKOUT BASEMENT WITH LEGAL SUITE (WITH SEPARATE FURNACE) - WHICH MAKES FOR AN AMAZING MORTGAGE HELPER! The LEGAL SUITE offers a rec/living room, kitchen (appliances included), bedroom, FULL bath & den - perfect for a new family! In addition to all these features, the home BACKS ONTO A POND/GREEN SPACE WITH NO NEIGHBOURS BEHIND (ADDED PRIVACY FOR YOUR MORNING COFFEE)! With easy access to McKnight Blvd NE and Stoney Trail NE, you have easy access to all the amenities you need! STUNNING HOME WITH AMAZING FEATURES IN A NEW AND UPCOMING NEIGHBORHOOD! GREAT VALUE! (id:6769)

3pc Bathroom 11.33 Ft x 7.17 Ft

Den 9.17 Ft x 10.33 Ft

Recreational, Games room 9.42 Ft x 21.92 Ft

Kitchen 12.42 Ft x 6.92 Ft

Bedroom 12.08 Ft x 9.58 Ft

Family room 13.00 Ft x 16.33 Ft

Bedroom 10.17 Ft x 11.50 Ft

Bedroom 10.08 Ft x 10.00 Ft

Bedroom 9.83 Ft x 10.33 Ft

5pc Bathroom 8.83 Ft x 7.58 Ft

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Listing Presented By:



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REAL BROKER

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**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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Living room 11.58 Ft x 9.08 Ft  
3pc Bathroom 11.75 Ft x 5.67 Ft  
Kitchen 11.92 Ft x 13.83 Ft  
Dining room 9.92 Ft x 11.00 Ft

Laundry room 8.50 Ft x 5.25 Ft  
Bonus Room 14.92 Ft x 13.33 Ft  
Primary Bedroom 14.00 Ft x 14.00 Ft  
5pc Bathroom 8.58 Ft x 12.00 Ft