



# 145 Homestead Terrace Calgary Alberta

\$869,900

The gorgeous BRAND new home is ready for a quick possession. The Mason II, built by Excel homes offers a spectacular floor plan built with families in mind - with FOUR above grade bedrooms and a SEPARATE ENTRANCE FOR BASEMENT. ZONED R2 (Future development of a secondary suite would still be subject to approval and permitting by the city/municipality). The basement has been roughed in for potential future development including: bathroom plumbing, venting and plumbing appropriate for a washer/dryer (200 AMP panel) and ventilation to accommodate a stove . Located in the up and coming community of HOMESTEAD, easily accessible off Stoney Trail or 80th Ave NE. The community offers a 3 acre community Assoc site, home to 2 future school sites, & Homestead Landing opening this fall (2024); walking paths, wetlands & more! This home is Certified Built Green w/all the cost saving features that makes EXCEL HOMES such a wise choice. You'll fall in love with this floor plan - this home has everything! This FOUR BEDROOM home features a large, welcoming front foyer w/large coat closet that leads you inside. Uniquely, there is a main floor bedroom with cheater door to a FULL BATHROOM. The main floor also features a summer or spice kitchen! The main kitchen is amazing - its huge & offers loads of storage w/fresh white cabinets & drawers, eng. stone countertops, upgraded appliances 5 burner gas stove w/griddle, chimney fan & built in microwave. The adjacent dining nook is most definitely family sized & is open to the 2 storey great room w/ electric fireplace. Lovely white railings lead you to the 2nd level where you'll find 3 generous bedrooms & bonus room. The primary suite boasts an elegant 5 piece ensuite that includes dual vanity (loads of storage) tile floors, soaker tub & o/s shower! There is a large walk through closet that leads from the bedroom into the laundry room (such...

Primary Bedroom 12.42 Ft x 14.58 Ft  
 Family room 14.25 Ft x 13.00 Ft  
 Bedroom 9.67 Ft x 13.25 Ft  
 Bedroom 9.67 Ft x 14.67 Ft  
 Other 10.00 Ft x 7.33 Ft

4pc Bathroom 10.58 Ft x 4.92 Ft  
 Living room 24.83 Ft x 12.42 Ft  
 Kitchen 16.17 Ft x 15.25 Ft  
 Bedroom 9.25 Ft x 11.42 Ft  
 Other 9.25 Ft x 5.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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CIR

REALTY

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Laundry room 10.08 Ft x 6.75 Ft  
5pc Bathroom 10.08 Ft x 12.42 Ft

Foyer 5.75 Ft x 8.17 Ft  
3pc Bathroom 4.92 Ft x 7.58 Ft