



# 171 Homestead Drive Calgary Alberta

\$824,000

This newly built detached home (2022) offers modern living with thoughtful design. The main floor features a spacious bedroom and a full bathroom, ideal for parents or guests. With 9-foot ceilings and elegant laminate flooring, the open-concept living room flows seamlessly into the kitchen, which is equipped with stainless steel appliances. Upstairs, you'll find three generously sized bedrooms and two full bathrooms, including an ensuite in the master bedroom. The basement has a separate entrance, offering a complete illegal suite with two bedrooms, a kitchen, and a laundry room, currently generating \$1,500 monthly in rental income. Please note that the basement suite is illegal. The property also includes a double detached garage at the back, a fully fenced yard, and a backyard entirely paved with concrete, providing low-maintenance outdoor space. Come and enjoy this beautiful home in a vibrant community! (id:6769)

4pc Bathroom 9.25 Ft x 5.08 Ft  
4pc Bathroom 5.00 Ft x 11.33 Ft  
Bedroom 9.25 Ft x 15.25 Ft  
Bedroom 9.42 Ft x 11.42 Ft  
Laundry room 9.00 Ft x 5.67 Ft  
Primary Bedroom 13.33 Ft x 15.25 Ft  
4pc Bathroom 4.92 Ft x 10.50 Ft  
Bedroom 9.00 Ft x 13.42 Ft  
Bedroom 12.08 Ft x 10.00 Ft

Kitchen 4.25 Ft x 9.83 Ft  
Recreational, Games room 14.08 Ft x 18.67 Ft  
Furnace 8.25 Ft x 10.33 Ft  
3pc Bathroom 10.17 Ft x 5.33 Ft  
Bedroom 10.17 Ft x 9.50 Ft  
Foyer 8.42 Ft x 11.75 Ft  
Kitchen 13.67 Ft x 9.58 Ft  
Living room 14.83 Ft x 18.42 Ft

Listing Presented By:



Originally Listed by:  
First Place Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca