



## 131 Homestead Common Calgary Alberta

\$799,100

\*\*EXTRA WIDE LOT\*\***LEGAL SUITE\*\*SPICE KITCHEN\*\***Welcome to this beautiful house of two bedroom **LEGAL SUITE, MAIN FLOOR BED+BATH** and **SPICE KITCHEN** located in the community of Homestead in NE Calgary. The house boasts of approximately 3000 square feet of living space and sits on a massive 5200 square feet lot. This is the award winning "Belgrave" model of Genesis that comes with a triple car garage and has a main floor bedroom along with the full washroom on the main floor ideal for generational families. The home sits on 40 FEET WIDE lot that gives you a lot of room for your backyard with no neighbours behind or next to you on your side. As you enter the house, you are welcomed with an open concept floorplan that has plenty of windows for lots of natural light throughout the house at all time of the day. There is a huge kitchen with dual tone cabinets and built in microwave with stainless steel appliances. The home also features a spice kitchen and a gas range for all your cooking needs. There is a big living room along with the dining room complementing the main floor. As you go upstairs, there is an open to above area on the bonus room that is ideal for entertainment purposes or living area. There is a huge master bedroom with a fully upgraded five piece ensuite at the front of the house. There are two big bedrooms and a full washroom to complete this level. As you go downstairs, there is a two bed **LEGAL SUITE** built in for additional rental income or for owner's own use. This level features a kitchen, full washroom and two decent sized bedrooms. Appliances for basement suite are on order. The huge garage can store three cars easily inside. (id:6769)

4pc Bathroom 10.33 Ft x 5.58 Ft

5pc Bathroom 10.42 Ft x 8.17 Ft

Bedroom 13.00 Ft x 10.50 Ft

Bedroom 13.83 Ft x 13.58 Ft

Primary Bedroom 15.92 Ft x 12.00 Ft

Other 5.92 Ft x 8.67 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Bedroom 13.00 Ft x 9.33 Ft

Recreational, Games room 15.67 Ft x 13.33 Ft

Furnace 16.42 Ft x 7.83 Ft

3pc Bathroom 4.92 Ft x 8.42 Ft

Bedroom 9.08 Ft x 9.08 Ft

Dining room 10.08 Ft x 8.50 Ft

Foyer 8.50 Ft x 6.67 Ft

Kitchen 11.58 Ft x 10.08 Ft

Living room 12.92 Ft x 12.33 Ft

Listing Presented By:



Originally Listed by:  
PREP Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Bedroom 13.00 Ft x 11.83 Ft

Storage 9.67 Ft x 5.50 Ft

Kitchen 8.50 Ft x 8.00 Ft