



# 41 Homestead Boulevard Calgary Alberta

\$565,000

Welcome to this BUILT GREEN Certified home (meaning you get to enjoy a more durable, energy & cost-efficient & comfortable dwelling). This upgraded 4 bedroom; 3.5 bath townhouse is conveniently-located in one of NE Calgary's new & fast-growing communities. The spacious foyer leads you onto a 9-ft ceiling main floor with large windows in both the living & dining areas that allow natural lighting to brighten up the entire main level. The functional lay-out on the main & upper levels, as well as the fully-finished basement, makes every space well-utilized. The primary bedroom on the upper level has a 4 piece ensuite with double sinks, a stand-up shower & a spacious walk-in closet. There are 2 more good-sized rooms, a shared full bath and a laundry room, on this level. The basement was professionally developed thru the builders. It offers a flexible living quarter with a wet bar (mini-fridge included), a bedroom and a full bath. This home is fully-fenced & has low maintenance landscaping. There's also ample space for a future double garage in the current parking pad. Either as a primary residence or investment property, this home is very ideal for a young & growing family or for down-sizers, too. Come & view to appreciate & make it your next home or an addition to your investment portfolio! (id:6769)

4pc Bathroom 7.92 Ft x 4.92 Ft  
 4pc Bathroom 7.92 Ft x 7.92 Ft  
 Bedroom 8.33 Ft x 10.83 Ft  
 Bedroom 8.33 Ft x 9.67 Ft  
 Primary Bedroom 11.50 Ft x 11.58 Ft  
 Other 5.17 Ft x 7.58 Ft  
 4pc Bathroom 5.42 Ft x 8.42 Ft

Bedroom 10.58 Ft x 11.50 Ft  
 Recreational, Games room 10.83 Ft x 17.08 Ft  
 2pc Bathroom 7.83 Ft x 5.25 Ft  
 Dining room 11.58 Ft x 8.17 Ft  
 Foyer 5.67 Ft x 5.17 Ft  
 Kitchen 13.25 Ft x 12.00 Ft  
 Living room 11.58 Ft x 12.25 Ft

Listing Presented By:



Originally Listed by:  
 CIR Realty

**RE/MAX Realty Professionals**

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

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