

**118 Homestead Park NE  
Calgary, Alberta**

**MLS # A2201577**



**\$769,900**

<b>Division:</b>	Homestead		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,970 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting		

**Inclusions:** NONE

Open House Friday April 18, 2025 from 1.00 pm to 4.00 pm ,Nestled in the esteemed Homestead community, this exquisite residence offers a harmonious blend of sophistication and functionality. As you enter the home, you are welcomed by the open foyer, and a charming guest bedroom greets you, The whole main floor is thoughtfully designed , for guests or multi-generational living. The open-concept living area is bathed in natural light, thanks to large windows that create a bright and airy atmosphere. the hallway leads to a modern, well-appointed big kitchen, complete with a chimney hood fan, gas range ,built in microwave, with stainless steel appliance package. the spice kitchen is perfect for all spicy cooking days.grand kitchen leads you to a huge dining area complimented by a cozy living room . Upstairs, you'll find three bedrooms, two full bathrooms, a laundry area, and a versatile bonus room suitable for an office or playroom. The primary bedroom serves as a serene retreat, featuring an ensuite bathroom with big shower and a spacious walk-in closet. The other two bedrooms share a spacious common bathroom, making this floor perfect for a growing family. The finished basement includes two generous bedrooms, a kitchenette , cozy living area, 4-piece bathroom & separate entrance . This exceptional property is a rare find and is sure to impress.