



**115 Homestead Drive NE
Calgary, Alberta**

MLS # A2294217



\$625,000

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|------------------|----------------------------------|---------------|------------------|
| Division: | Homestead | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,750 sq.ft. | Age: | 2020 (6 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame, Wood Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Track Lighting, Walk-In Closet(s) | | |

Inclusions: Extra set of window coverings and valences

Formerly a Trico Showhome, this home is distinguished by its extensive upgrades and intentional design. Perfectly positioned in a growing and desirable community, this residence is move-in ready and showcases the very best of modern living. The main level features an airy open-concept layout anchored by a sophisticated kitchen complete with stainless steel appliances, quartz countertops, pantry, under-cabinet lighting and built-in speaker system throughout the home. The space flows effortlessly into a sun-filled dining area and an inviting living room highlighted by a sleek gas fireplace. Upstairs, you'll find three generously sized bedrooms, including a serene primary bedroom with a walk-in closet and a beautifully designed ensuite. A spacious central bonus room offers added versatility, with a conveniently located upper-floor laundry room. Outdoors, the professionally landscaped yard is complemented by a full irrigation system, while additional features such as air conditioning and a premium Sonata drapery and blinds package add both comfort and sophistication. The insulated and drywalled double detached garage ensures practicality in every season. Ideally situated with direct access to Stoney Trail, residents enjoy an easy commute throughout the city, within minutes from shopping, schools, everyday amenities and walking trails. A Must See!