



GRASSROOTS

REALTY GROUP

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297 Homestead Terrace NE
Calgary, Alberta

MLS # A2300633



\$1,029,900

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|------------------|------------------------------------|---------------|------------------|
| Division: | Homestead | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,659 sq.ft. | Age: | 2024 (2 yrs old) |
| Beds: | 7 | Baths: | 5 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Corner Lot, Front Yard, Landscaped | | |

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|--------------------|---------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Inclusions: All furniture and appliances

Welcome to 297 Homestead Terrace NE, a professionally designed corner lot showhome offering 2,659 sq. ft. of above-grade living space plus a fully developed 2-bedroom legal basement suite. With 7 bedrooms and 5 bathrooms, this home provides exceptional space, flexibility, and investment potential for large or multi-generational families. This property features a leaseback opportunity, allowing the builder to lease the home from the purchaser for approximately two years at 6% of the purchase price, providing reliable rental income while the builder maintains the property in showhome condition. Immediate possession is available, with key release anticipated early to mid-2027. The main floor showcases a bright open-concept layout finished with luxury vinyl plank flooring throughout the main level, stairwell, and basement. The kitchen is designed for both style and function, featuring "quartz countertops with waterfall island, built-in appliances, gas cooktop, wood range hood, and upgraded glass cabinetry extended to the ceiling. A separate spice kitchen with gas range and upgraded chimney hood fan provides added convenience for cooking and entertaining. The living room is centered around an elegant electric fireplace with tile surround and mantel, creating a warm focal point. A main floor bedroom with full bathroom and a versatile flex room offer excellent options for guests, a home office, or multi-generational living. Upstairs, the home offers 5 bedrooms above grade, including dual primary suites designed for comfort and privacy. The main primary bedroom features a spacious walk-in closet and a beautifully upgraded ensuite with double vanity, soaking tub, and extended glass shower with bench. A central bonus room with upgraded spindle railing provides additional living space perfect for relaxing or entertaining. Tile flooring enhances the upper

bathrooms and laundry room, while plush carpet provides comfort throughout the bedrooms. The upper laundry room includes built-in cabinetry, countertop workspace, and sink for everyday convenience. The fully finished 2-bedroom legal basement suite includes a separate entrance, full kitchen, living area, bathroom, laundry, and durable luxury vinyl plank flooring, offering excellent potential for rental income or private accommodations. Outdoor living is enhanced by a 12' x 10' rear deck with steps to grade, while the south-facing front exposure and front yard landscaping contribute to attractive curb appeal. Additional highlights include central air conditioning for the main and upper floors, high ceilings, quartz counters throughout, and a 20' x 21' double attached garage. Located near parks, playgrounds, walking paths, and future amenities, this beautifully finished showhome offers a rare combination of space, upgrades, and income potential in the growing community of Homestead. Includes all furniture, window coverings and appliances . Excludes the art/decor and sonos sound system.