



147 Homestead Circle NE
Calgary, Alberta

MLS # A2308127



\$769,000

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|------------------|---|---------------|------------------|
| Division: | Homestead | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,354 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 5 | Baths: | 4 |
| Garage: | Double Garage Attached, Driveway, Garage Faces Front, On Street | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Interior Lot, Rectangular Lot, Street Lighting | | |

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

Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Smart Home, Soaking Tub, Walk-In Closet(s)

Inclusions: Builders Appliance Package

Calaria Model | TRADITIONAL LOT | Brand New, Never Lived In | Built by Genesis Builders Group | 5 Bedrooms Total | Main Floor Bed + Full Bath | 2 Primary Bedrooms Upstairs | Bonus Room | Ideal for Large / Multi-Gen Families | Spice Kitchen + Gourmet Kitchen | Ceiling Height Cabinets | Large Island | Open Concept | 2 Living Areas | Electric Fireplace Feature Wall Side Entrance to Basement for Legal Suite Potential (Subject to City Approval) | 9 Ft Basement | Double Front Attached Garage | 4 Parking Total | Smart Home Features | LVP + Carpet + Tile Flooring | GST Rebate Eligible for First-Time Buyers (Conditions Apply). Welcome to the Calaria model by Genesis Builders Group — a brand new, never-lived-in home situated on a traditional lot. The main floor is thoughtfully designed for both functionality and style, featuring a rare main floor bedroom paired with a full bathroom complete with a tiled standing shower — ideal for guests or multi-generational living. The open-concept layout offers two spacious sitting areas, perfect for entertaining and everyday living. The extended gourmet kitchen is the heart of the home, showcasing a large island, ceiling-height cabinetry, chimney hood fan, built-in microwave, and a separate spice kitchen with its own window. The great room is highlighted by an elegant electric fireplace with a feature wall, while pot lighting throughout the kitchen and living area enhances the modern feel. Upstairs, you'll find an exceptional layout with 2 primary bedrooms, along with 2 additional bedrooms and a versatile bonus room — offering flexibility for families of all sizes. The unfinished 9 ft basement provides incredible future potential, complete with a separate side entrance and two windows — ideal for a future suite (subject to approvals). Step outside to a spacious backyard, ready for you to

enjoy all summer long. The front attached double garage provides 2 year-round secured parking spaces, with an additional 2 spots on the driveway. Additional features include full railing accents, luxury vinyl plank, carpet and tile flooring, and smart home capabilities. Genesis Builders Group follows the First-Time Home Buyer GST/HST Rebate program, helping eliminate the 5% GST on qualifying new homes (up to \$1 million) for eligible first-time buyers. Don't miss your opportunity to own this stunning Calaria model built by Genesis Builders Group—book your showing today!