



**312 Homestead Grove NE**  
**Calgary, Alberta**

**MLS # A2316044**



**\$755,000**

<b>Division:</b>	Homestead		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,219 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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 Animal Home, No Smoking Home		

**Inclusions:** None

This newly built 2-storey home, situated on a corner lot in the growing community of Homestead, offers a total of 5 bedrooms, 3 full bathrooms, a spice kitchen, double attached garage, and an unfinished basement with a separate side entrance. The main floor features a bright living area leading into the family room, a modern kitchen with stainless steel appliances, granite countertops, and a dining area with a patio door opening to the backyard. The spice kitchen helps maintain a clean cooking environment inside the home. This level also includes a full 3-piece bathroom and a bedroom, ideal for elderly family members or young children. The upper floor offers a spacious primary bedroom with a 5-piece ensuite, along with 3 additional good-sized bedrooms. A common 4-piece bathroom includes a cheater door connected to one of the bedrooms for added convenience. The laundry room is also located upstairs for easy access. The unfinished basement with a separate side entrance is ready for your future development ideas and can be customized to suit your needs. Don't miss this unbeatable priced property in one of Calgary's newest communities. Call us or contact your favourite realtor today to book your private showing!