



GRASSROOTS
REALTY GROUP

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15 Homestead Close NE
Calgary, Alberta

MLS # A2317230



\$665,000

Division:	Homestead		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,909 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

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	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained and thoughtfully designed two-storey family home. Blending style, functionality, and future potential, this inviting residence is perfect for growing families, first-time home buyers, or savvy investors seeking long-term value. The main floor showcases a bright and open-concept layout ideal for both daily living and entertaining. A spacious foyer welcomes you into the warm and inviting living area filled with natural light, creating a comfortable atmosphere throughout. The well-designed kitchen features ample cabinetry, generous counter space, and a seamless connection to the dining area, making it perfect for family meals and gatherings. A convenient two-piece powder room and direct access to the attached garage add practicality and convenience to the main level. Upstairs, the thoughtfully planned layout offers privacy and comfort for the entire family. The spacious primary bedroom serves as a peaceful retreat complete with a luxurious 5-piece ensuite bathroom. Two additional generously sized bedrooms provide flexibility for children, guests, or a home office setup. A full 4-piece bathroom conveniently serves the secondary bedrooms, while the upper-floor laundry room enhances everyday functionality. The large bonus/family room offers versatile additional living space ideal for a media room, play area, home gym, or workspace tailored to your lifestyle. The unfinished basement provides outstanding future development potential with ample space ready for your personal touch. Whether you envision additional bedrooms, a recreation area, home theatre, or extended living space, the possibilities are endless. Outside, the attached garage offers 2 secure parking and 2 driveway parking spaces, while the overall design of the home delivers an excellent balance of comfort, efficiency, and flexibility. Every level has been carefully planned to

maximize usable space and create a welcoming environment for modern family living.