



**27 Homestead Gardens NE  
Calgary, Alberta**

**MLS # A2318064**



**\$799,000**

<b>Division:</b>	Homestead		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,528 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front, On Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Level, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)

**Inclusions:** Builders Appliance Package

**\*\* Brand New\*\*** Welcome home to the Calaria II designed and built by Genesis Builders Group. This thoughtfully designed home features a main level bedroom & 4pc bath, spice kitchen, an incredible open floor plan with high ceilings, dual primary bedrooms, an upper level loft and more! Boasting 2,558 square feet between the main and upper levels this home is full of living space. Step inside the front door to a wide foyer with open to below ceilings. The main level is masterfully curated for the style and comfort with two living rooms; the first is a formal living room has a stunning open-to-below ceiling complimenting the vast size of this home. The formal living room blends seamlessly into the dedicated dining room. Move further inside and experience a home made for entertainment; an open floor plan chef inspired kitchen and great room. The kitchen is outfitted with sparkling quartz countertops, ample cabinet storage, a gas line and a stainless steel builders appliance package. Keep this kitchen sparkling and use the spice kitchen! The centre island in the kitchen is equipped with a barstool seating area making it the perfect space to enjoy small meals and socialize while you cook. The great room is centered with a 50" electric fireplace and also had a door that leads to your rear deck with a BBQ gas line. The main level is outfitted with large windows bellowing in an abundance of natural light. This level is paired with a bedroom and 3pc bath with a walk-in shower providing you with space for overnight guests or multigenerational living. Walk up the plush carpet staircase with a spindle railing to your upper level oasis. Upstairs holds 4 bedrooms- 2 primary, 2 additional bedrooms and a bonus room! The first primary is paired with a walk-in closet and 4pc ensuite bath with a walk-in shower and double vanity. Primary 2 also does not disappoint; a deep walk-in closet

and private 4pc ensuite bath with walk-in shower, private washing closet and double vanity. Bedrooms 3 & 4 upstairs share the 4pc bath with a tub/shower combo. The upper level bonus room is a treat; relax and unwind here with your family in the evenings. The walk-in laundry room with linen shelves is near all the bedrooms is every home owner's dream. The unfinished basement comes with a separate entrance making your future development plans flexible. This home is within walking distance to parks, amenities and future CBE schools! Hurry and book a showing at this gorgeous Genesis home today!