



**43 Homestead Close NE
Calgary, Alberta**

MLS # A2318418



\$978,000

Division:	Homestead		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,667 sq.ft.	Age:	2022 (4 yrs old)
Beds:	7	Baths:	5
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, No Neighbours Behind, Pie		

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

Features: Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Inclusions: Spice Kitchen equipped with a gas range and vented hood fan. Basement suite includes a stove, range hood, refrigerator, dishwasher, microwave, and stacked washer and dryer.

Welcome to one of Homestead's most desirable homes, perfectly positioned on a premium walkout lot backing directly onto a tranquil pond and scenic pathway system. Offering breathtaking views, exceptional privacy, and 2667 sq.ft. of thoughtfully designed living space, this home combines luxury, functionality, and income potential under one roof. Step inside to discover soaring ceilings, oversized windows, elegant finishes, and a bright open-concept layout designed for modern family living. The main level features a spacious bedroom and full 4-piece bathroom, ideal for guests, aging parents, or multi-generational families. The heart of the home is a beautifully appointed chef's kitchen featuring granite countertops, built-in stainless steel appliances, abundant cabinetry, a large centre island, and a separate spice kitchen equipped with a gas stove and additional prep space. Whether you're entertaining guests or preparing everyday meals, this kitchen is designed to impress. The spacious living room is anchored by a cozy gas fireplace and showcases stunning pond views through large rear-facing windows, while the dining area provides direct access to the expansive rear deck overlooking the water and walking paths. Upstairs you'll find four generously sized bedrooms, including two primary suites. The main primary retreat offers unobstructed pond views, a luxurious 5-piece ensuite with dual vanities, a soaker tub, glass shower, private water closet, and a large walk-in closet with convenient access to the upper-level laundry room. The second primary bedroom also features its own ensuite and walk-in closet, making it perfect for extended family or guests. Two additional bedrooms, another full bathroom, and a spacious bonus room complete the upper level. The fully developed walkout basement features a self-contained 2-bedroom suite (illegal) with a private

entrance, full kitchen, separate laundry, spacious living area, and direct access to the covered patio and backyard. Even better, the basement suite(illegal) is already tenant occupied, providing immediate rental income from day one, an excellent opportunity for homeowners looking to offset mortgage costs or investors seeking additional cash flow. Outside, enjoy a massive backyard that opens directly onto the community pathway network, creating a seamless extension of your outdoor living space. Additional highlights include a double attached garage, extended driveway, custom storage solutions, recessed lighting, designer feature walls, and an unbeatable location with no rear neighbours. A rare opportunity to own a stunning walkout home with premium views, exceptional living space, and built-in income potential in one of Calgary's fastest-growing communities.