



**260 Homestead Grove NE
Calgary, Alberta**

MLS # A2322546



\$699,000

Division:	Homestead		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,082 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity		

Inclusions: N/A

Welcome to this beautiful, DOUBLE FRONT GARAGE , 2,080+ square foot, two-story home located on a quiet side street in the highly sought-after neighbourhood of Homestead. This house offers 4 bedrooms and 2.5 bathrooms along with two living rooms, bonus room, dinning area and nook. House also comes with EXTERIOR SIDE ENTRY to an unspoiled basement, perfect for future development…perhaps a mortgage helper. This open living plan features a modern fireplace with a natural wood shelf and is showcased by the high ceilings, open to above and complimentary to the wood capped, wrought iron railing headed up to the bonus room. The gourmet kitchen is styled in classic shades of grey and brown complete with stainless steel appliances (Electric stove, French door fridge, dishwasher, built in wall microwave) quartz countertops, a large east up island. Plenty of space for your family to enjoy! The primary suite is a true retreat, containing a large walk-in closet, a luxurious ensuite bathroom and custom tile shower, encased in glass and dual vanities. The remaining 3 bedrooms are generously sized and share a well-appointed bathroom. The laundry and a bonus room are also conveniently located upstairs. UPGRADES ARE AC, CUSTOM FEATURE WALL, CUSTOM BUILT WALK IN CLOSETS AND CABINETS IN THE GARAGE Don't miss out on this opportunity to own a brand new home with the ultimate floor-plan in a fantastic location. Schedule a viewing today!