



GRASSROOTS
REALTY GROUP

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138 Homestead Boulevard NE
Calgary, Alberta

MLS # A2325003



\$459,900

Division:	Homestead		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,304 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Installed Security Cameras (X2), Camera Doorbell, Window Coverings (Blinds), Curtain Rods		

CHECK THIS ONE - No Condo Fees Townhouse | End Unit | Former Builder Showhome | Just Across Bus Stop & Green Space | Views from the Primary Bedroom and much more! Welcome to this opportunity of owning the end-unit townhouse in the developing and sought-after community of Homestead, Calgary! This FORMER BUILDER SHOWHOME offers over 1300 Sq. Ft. of premium living space and features a rear parking pad along a paved back alley - making it the perfect property for first-time homebuyers looking for an unbeatable value. Enjoy a PREMIER LOCATION SITUATED DIRECTLY ACROSS FROM A NATURAL WETLAND AND GREEN SPACE, delivering a tranquil morning view right from your primary bedroom window, while being JUST STEPS FROM CALGARY TRANSIT BUS STOP. Being an end unit, the home is flooded with natural light from EXTRA SIDE WINDOWS, beautifully illuminating the open-concept main floor which boasts ELEGANT WALLPAPER ACCENT WALLS and a rear L-shaped kitchen complete with UPGRADED QUARTZ COUNTERTOPS, FULL-HEIGHT CABINETRY, AND AN EXTENDED ISLAND. A functional rear mudroom leads to the FULLY FENCED BACKYARD or down to the unfinished basement, featuring EXTENDED 9 Ft. HEIGHT AND TWO WINDOWS primed for a future 2-bedroom development. Upstairs, you will find a convenient laundry room and three spacious bedrooms, including a primary bedroom featuring an upgraded ENSUITE WITH DOUBLE VANITY AND STANDING SHOWER. Built with industry-leading QUIETWALL™ SOUND REDUCTION TECHNOLOGY, this home comes with some energy efficiency features like TANKLESS WATER HEATER & Heat Recovery Ventilator (HRV) unit. This home is a complete package with air conditioner rough-ins, INSTALLED

SECURITY CAMERAS, Wi-Fi Keypad, and PREMIUM ROLLER BLINDS. Families will love the excellent access to established school infrastructure in Taradale, Saddle Ridge & Falconridge, alongside quick transit connectivity to the Saddletowne C-train station through Route-80. With the under construction Airport Trail (96 Ave) extension, and upcoming retail at Homestead Landing, now is the time to call this place your home. Check the 3D tour and book your showing today!