



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

109 Homestead Crescent NE
Calgary, Alberta

MLS # A2327548



\$1,223,729

Division:	Homestead		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,990 sq.ft.	Age:	2022 (4 yrs old)
Beds:	8	Baths:	6
Garage:	Double Garage Attached, Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Farm, No Neighbours		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Stove (Basement), Refrigerator (Basement), Washer/Dryer Stacked (Basement), Dishwasher (Basement)		

TRIPLE CAR GARAGE | WALKOUT LOT | SPICE KITCHEN | MAIN FLOOR BEDROOM & FULL BATH | DUAL PRIMARY ENSUITES | 3-BEDROOM WALKOUT BASEMENT LEGAL SUITE (UNDER CONSTRUCTION) | OVER 4,500 SQ. FT. OF LIVING SPACE | NO HOMES BEHIND | STUNNING FARM VIEWS. Welcome to this exceptional luxury walkout home offering over 4,500 sq. ft. of total living space on a premium lot backing onto picturesque farmland with no neighbours behind, providing breathtaking views, unmatched privacy, and an incredible setting to call home. Thoughtfully crafted with luxury, elegance, and functionality in mind, this fully upgraded residence features a triple attached garage, a soaring open-to-below foyer with grand railings, oversized windows that flood the home with natural light, and an expansive driveway offering abundant parking. The main level is designed for both everyday living and entertaining, featuring two spacious living areas, a main-floor bedroom with a full bathroom, and a stunning, chef-inspired kitchen complete with premium cabinetry, quartz countertops, a large centre island, and a fully equipped spice kitchen. Step outside onto the oversized rear deck with a gas line for BBQ, where you can unwind while enjoying uninterrupted farm views and spectacular sunsets. Upstairs, you'll find a spacious bonus room (currently used as a prayer room and can be removed upon request), dual primary suites, each with a private ensuite and walk-in closet, two additional generously sized bedrooms, a well-appointed 3-piece main bathroom, and the convenience of an upper-floor laundry room—offering an ideal layout for growing or multi-generational families. This smart home is loaded with premium upgrades, including Alexa Smart Home integration, Alexa-controlled switches, motorized blinds, a whole-home water filtration system,

upgraded exterior lighting, an NVR surveillance system with eight exterior security cameras, a fully monitored alarm system with motion and window sensors (Securepol with fully paid equipment), and a premium washer and dryer. The backyard has been professionally finished with fresh loam and is ready to bring your personal landscaping vision to life. Adding even more value, the walkout basement is currently being developed into a 3-bedroom legal basement suite, creating an outstanding opportunity for future rental income, mortgage assistance, or comfortable accommodation for extended family. Luxury, space, breathtaking views, premium smart-home upgrades, and exceptional income potential come together in this one-of-a-kind property. A rare opportunity to own a truly remarkable walkout home in one of the area's most desirable locations. Book your private showing today!