



GRASSROOTS
REALTY GROUP

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160 Homestead Grove NE
Calgary, Alberta

MLS # A2328587



\$819,990

Division:	Homestead		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,517 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Attached, Driveway, Garage Faces Front, On S		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub		
Inclusions:	Spice Kitchen: Refrigerator, Range Hood. Gas Stove		

Directly Across From Greenspace & Walking Paths | West Facing | 2,516.92 SqFt | Chef's Kitchen | Spice Kitchen | Electric Cooktop | Built-in Stainless Steel Appliances | Gas Stove | Full Height Cabinets | Quartz Countertops | Black Quartz Centre Island with Barstool Seating | Grandiose Living Space | Formal Dining Room | Open Floor Plan | Abundant Natural Light | Electric Fireplace with Black Tile Floor to Ceiling Accent Wall | Modern LED Lighting | 4 Upper Level Bedrooms & 3 Bathrooms | Upper Level Bonus Room | Upper Level Laundry Room with Rinse Sink & Linen Shelving | 2 Primary Retreats with Tray Ceiling & 5pc Spa Inspired Ensuite Bath | Side Entrance to Basement | Great Backyard | Front Double Attached Garage | Driveway. Welcome home to this stunning family home offering 2,516.92 SqFt of beautifully designed living space directly across from expansive greenspace, walking paths, picnic areas & the community pond. The front living room showcases dramatic open-to-below ceilings highlighted by a statement LED chandelier while the feature mirror wall reflects natural light throughout the home. Open to the living room is the spacious formal dining room with room to comfortably seat a large dining table for family dinners, holidays & entertaining. The rear of the home is designed with an open floor plan connecting the family room & chef's kitchen. The family room is centred by an electric fireplace framed with a floor-to-ceiling black tile feature wall while large east-facing windows fill the space with beautiful morning sunlight. The chef's kitchen is beautifully finished with full-height cabinetry, quartz countertops, built-in stainless steel appliances, an electric cooktop, a striking black quartz centre island with barstool seating & abundant cabinet storage. The adjoining spice kitchen is fully equipped with a gas stove, range hood, second refrigerator & extensive

cabinetry, making it the perfect pantry & prep space. A rear door leads to the backyard, creating an easy transition to indoor/outdoor living & dining. The main level is complete with a 2pc powder room. Upstairs, the bonus room provides additional living space for movie nights, games or quiet evenings at home. Plush carpet flooring extends throughout the bonus room & all 4 bedrooms while the bathrooms & laundry room are finished with tile flooring. The 1st primary retreat features tray ceilings, a walk-in closet & a spa-inspired 5pc ensuite with a deep soaker tub, walk-in glass shower & double vanity with generous cabinet storage. The 2nd primary bedroom also features tray ceilings, a walk-in closet & private 5pc ensuite, making it ideal for multigenerational living or guests. Bedrooms 3 & 4 are generously sized & share the main 4pc bathroom. The upper level laundry room is complete with a rinse sink & built-in linen shelving. Outside, enjoy the spacious backyard while the front attached double garage & driveway provide ample parking. Hurry & book your showing today!