



GRASSROOTS
REALTY GROUP

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328 Homestead Grove NE
Calgary, Alberta

MLS # A2331925



\$769,900

Division:	Homestead		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,177 sq.ft.	Age:	2024 (2 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

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

Inclusions: None

Welcome to this beautiful, carpet-free home in the growing community of Homestead, ideally located just steps from the show homes and surrounded by exciting new retail development. Enjoy exceptional convenience with Tim Hortons, Anytime Fitness, a sweet shop, gas station, and shopping only a two-minute walk away. A nearby playground is approximately five minutes away on foot, while Costco, Walmart, and East Hills Shopping Centre are just a short drive from the property. The main floor offers a highly desirable bedroom and full bathroom, making it an excellent option for guests, seniors, or a home office. The spacious kitchen features an electric cooking range, built-in microwave, dishwasher, and an additional built-in counter for extra workspace and storage. A separate spice kitchen with a gas stove is perfect for preparing aromatic meals. The main level also includes a spacious living room, a generous dining area, and an exceptionally spacious mudroom. Upstairs, you will find four bedrooms, including two primary bedrooms, each complete with a private four-piece ensuite and walk-in closet. Two additional well-sized bedrooms share another four-piece bathroom. A conveniently located, generously sized laundry room completes the upper level. Luxury vinyl plank flooring runs throughout the home, providing a modern appearance and easy maintenance with no carpet. The unfinished basement features a separate side entrance and rough-ins for a future development that could potentially include two bedrooms and two bathrooms, offering excellent possibilities for a future legal suite, subject to municipal approvals and permits. Outside, the property offers a good-sized backyard with plenty of space for creating your ideal outdoor retreat. This well-designed home combines space, functionality, convenience, and outstanding future potential in one of

northeast Calgary’s rapidly developing communities.