



**GRASSROOTS**  
REALTY GROUP

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**75 Homestead Park NE**  
**Calgary, Alberta**

**MLS # A2336070**



**\$639,999**

|                  |                           |               |                  |
|------------------|---------------------------|---------------|------------------|
| <b>Division:</b> | Homestead                 |               |                  |
| <b>Type:</b>     | Residential/House         |               |                  |
| <b>Style:</b>    | 2 Storey                  |               |                  |
| <b>Size:</b>     | 1,981 sq.ft.              | <b>Age:</b>   | 2023 (3 yrs old) |
| <b>Beds:</b>     | 3                         | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Alley Access, Parking Pad |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                 |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard      |               |                  |

|                    |                                                         |                   |     |
|--------------------|---------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Central, None                                           | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl                             | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                         | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                    | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Asphalt, Concrete                                       | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                         | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, Pantry, Quartz Counters |                   |     |

**Inclusions:** none

Welcome to this exceptional ,vibrant and family-friendly Homestead community of Calgary NE. With 5 bedrooms, 4 full bathrooms, and one half bathroom and nearly 2,853.18 sq. ft. of beautifully crafted living space, this east-facing home is a rare find at this price point&mdash;ideal for both investors and first-time homebuyers. Situated just steps from scenic ponds, green belts, and walking/bike paths, the home offers the perfect blend of nature and convenience. School bus service operates from this location, and a transit bus stop is directly across the street&mdash;making daily commutes a breeze. The heart of the home is the gourmet kitchen, boasting quartz countertops, a large island, built-in microwave, range hood, and plenty of cabinet space. The open-concept layout flows into the sun-filled nook and spacious great room, finished with luxury vinyl plank flooring and stylish ceramic tiles. Upstairs, plush carpet leads to a well-designed upper level that includes a spacious master retreat with a private 4-piece Ensuite, two more generously sized bedrooms, a third full bathroom, and a convenient laundry room. Adding incredible value is the fully developed, legal basement rental suite with a separate entrance, its own furnace, and independent laundry. Legal basement have two full washrooms, The basement kitchen is fully equipped, featuring a pantry, and ample cabinetry&mdash;perfect for generating mortgage-helping rental income or hosting extended family. A rare opportunity in a fast-growing, well-connected community&mdash;book your private showing today before it&rsquo;s gone!

listing agent has a personal interest in property