



GRASSROOTS
REALTY GROUP

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104 Homestead Close NE
Calgary, Alberta

MLS # A2342519



\$819,900

Division:	Homestead		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,234 sq.ft.	Age:	2022 (4 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Walk-In Closet(s)

Inclusions: Basement Appliances - Electric Range, Dishwasher, Refrigerator & Freezer, Microwave, Washer & Dryer

Welcome to 104 Homestead Close, an exceptional Excel Homes Collingwood model, completed in 2022 and presented in impressive showhome condition. Offering over 3,000 sq. ft. of beautifully developed living space, this south-facing home combines sophisticated design, thoughtful functionality, and incredible flexibility for today's modern family. Step inside to a welcoming foyer and discover an expansive main floor designed to impress. The heart of the home is the chef-inspired kitchen, featuring premium cabinetry, quartz countertops, a large centre island, stainless steel appliances, and a dedicated spice kitchen with gas range - perfect for everyday cooking and entertaining. A versatile main-floor flex room provides the perfect space for a home office, formal dining area, playroom, or quiet retreat, adapting effortlessly to your family's needs. The spacious living area showcases a stunning fireplace feature wall with warm wood-slat detailing, while thoughtfully curated accent walls, wallpaper, décor, and floor-to-ceiling curtains create a polished, designer-inspired atmosphere throughout. Upstairs, discover four generously sized bedrooms, a versatile bonus room, upper-floor laundry, and two full bathrooms. The luxurious primary retreat features a generous walk-in closet and an elegant 5-piece ensuite with dual vanity and relaxing soaker tub. The additional bedrooms offer excellent space for family, guests, or a home office, while the bonus room provides the flexibility to create a media room, children's play area, or comfortable study space. Adding exceptional value is the two-bedroom legal suite, complete with its own private entrance, full kitchen, spacious living area, full bathroom, and separate laundry. Whether used as a mortgage helper, rental opportunity, or comfortable space for extended family, this legal suite offers outstanding

versatility. Outside, enjoy your south-facing backyard, oversized two-tier entertainment deck, professionally landscaped and fully fenced yard, mature trees, flower gardens, and convenient back-alley access. The attached double garage provides additional everyday convenience and storage. Ideally located with easy access to Stoney Trail, Airport, schools, parks, playgrounds, walking pathways, shopping, public transit, and recreation facilities, this remarkable home delivers space, style, and income potential in one exceptional package. Showhome presentation. Legal suite. Incredible flexibility. Quick possession available. This is a home you don't want to miss—book your private showing today!