



GRASSROOTS
REALTY GROUP

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123 Homestead Circle NE
Calgary, Alberta

MLS # A2348238



\$829,900

Division:	Homestead		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,558 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Separate Entrance, Stone Counters		

Inclusions: NA

Welcome to the OXFORD BY EXCEL HOMES & offering sprawling 2558 sf - 5 BEDROOMS - 4 FULL BATHS - AND BASEMENT W/SEPERATE ENTRY AND ROUGH INS FOR LEGAL SUITE (subject to city permits and approvals). An incredible layout designed for today's families! Nestled in Calgary's vibrant new community of Homestead, you'll enjoy convenient access from Stoney Trail and 80th Ave NE, with future schools, wetlands, walking paths and a 3-acre community association site all close by. From the moment you step inside, this home impresses with its thoughtful design, abundance of natural light and exceptional upgrades. The open-concept main floor seamlessly connects the living room, dining area and showstopper kitchen & truly the heart of this home! A MAIN FLOOR BEDROOM with an adjacent FULL BATH offers fantastic flexibility for multi-generational living, extended family or overnight guests. The gourmet kitchen is sure to impress with an abundance of cabinets & drawers for storage, a large center island PLUS a separate SPICE KITCHEN with gas range and a full walk-in pantry! Increased window heights, loads of pot lighting and a stunning full-height electric fireplace combine to create a bright, warm and welcoming living space. Stylish metal railings lead to the upper level where you'll find a fabulous CENTRAL BONUS ROOM with VAULTED CEILINGS plus an additional FLEX SPACE & ideal for a home office, homework station or study area for the kids. This home offers an impressive FIVE BEDROOMS ABOVE GRADE & one on the main floor and FOUR upstairs! The spacious primary suite is a true retreat, featuring a spa-inspired ensuite with dual sinks, oversized shower, amazing tile floors - tile-skirted soaker tub and striking black faucets & fixtures. One of the secondary bedrooms

even features its own PRIVATE ENSUITE – a fantastic bonus for teenagers, guests or extended family! All bathrooms are beautifully finished with stone countertops. A SEPARATE SIDE ENTRANCE provides direct access to the lower level, which is already drywalled with electrical in place and rough-ins completed for a future suite (subject to city permits and approvals), offering tremendous possibilities for future development. Outside, you’ll love the EXTRA SPACE provided by the LARGE PIE-SHAPED LOT, and your deck is already built and ready to enjoy, complete with a gas BBQ line! Best of all, this is a CERTIFIED BUILT GREEN HOME with an impressive BUILT GREEN GOLD STATUS. A beautifully upgraded, thoughtfully designed family home offering space, flexibility and outstanding value – welcome home!