



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

17 Homestead Way NE
Calgary, Alberta

MLS # A2352170

\$545,000

Division:	Homestead		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,653 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Ashton 18' by Partners Homes, a thoughtfully designed brand new home in the growing northeast Calgary community of Homestead. Ideally positioned within walking distance of the future school site, a playground, and Calgary Transit, this home combines a flexible family-focused layout with desirable upgrades and excellent future development potential. A separate side entrance, main floor bedroom with full bathroom, and 9-foot basement with two egress windows make this an especially versatile option for growing or multi-generational families. The main floor begins with a highly sought-after bedroom and adjacent full bathroom featuring a walk-in shower, creating a comfortable space for guests, extended family, or a private home office. At the rear of the home, the open-concept kitchen, dining, and living areas create a bright and functional space for everyday living and entertaining. The kitchen features a gas range, chimney hood fan, built-in microwave, and a practical layout with plenty of room for meal preparation and storage. Upstairs, the spacious primary bedroom offers the added convenience of two closets along with a private ensuite featuring a walk-in shower. The upper level provides additional bedrooms and a functional layout designed to give families comfortable separation between sleeping and living spaces. The undeveloped basement adds significant future flexibility with 9-foot ceilings, two egress windows, and a separate side entrance. Whether developed as additional family living space or explored for future suite potential, the groundwork is already there to create additional value, subject to City approval and permitting. Located in Homestead, residents can enjoy more than 4 kilometres of walking paths, a 19-acre wetland, parks, playgrounds, sports fields, and future schools as the community continues to develop.

Convenient access to major roadways, Calgary Transit, shopping, and everyday amenities makes getting around the city easy while still offering the benefits of a growing, family-oriented community.