



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
 OUELLETTE  
 ASSOCIATE

780-831-7725  
 jackadmin@gpremax.com

**224 Homestead Grove NE**  
**Calgary, Alberta**

**MLS # A2227441**



**\$799,000**

<b>Division:</b>	Homestead		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,224 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Separate/Exterior Entry, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, High Ceilings, Open Floorplan, Pantry, Smart Home, Soaking Tub		

**Inclusions:** N/A

Welcome to 224 Homestead Grove NE. This newly built home in Homestead is truly a gem, offering an impressive total area of 2224.13 sq ft and boasting a fully developed legal suite basement with a convenient side entrance. House have a double front car garage (Tandem 3 car garage). It can park an RV , Boat, workers Van because of the oversized one parking in garage. Step inside, and you'll be greeted by a thoughtfully designed open floor plan, accentuated by extensively upgraded finishes throughout. The home basks in abundant natural light. The main floor is both spacious and functional, featuring a , living room, dining area, mudroom and a bedroom. The heart of the home, the kitchen, is a chef's dream, showcasing elegant upgrades such as quartz countertops, an oversized island, built-in microwave, and top-of-the-line stainless steel appliances. Also the spice kitchen with tons of storage. Main floor has a bedroom with attached full washroom for parents or guests. Upstairs, discover a haven of comfort with 3 generously sized bedrooms, i.e. 2 master bedrooms and one spare bedroom with one common full washroom and a convenient laundry room. The master bedroom is a sanctuary in itself, boasting a large walk-in closet and a luxurious ensuite complete with a double vanity, walk-in shower, and separate tub&mdash;perfect for unwinding after a long day. Tons of upgrades. Descending to the fully developed legal suite basement, you'll be impressed by its spacious layout, which includes a versatile open concept living area, dining room, kitchen, bedroom, full bathroom, ample storage &mdash; offering endless possibilities for additional living space or rental income. House have a huge 900+ sq ft of backyard space. Don't let this opportunity pass you by&mdash;schedule a viewing today and experience firsthand the unparalleled

comfort and luxury that this one-of-a-kind property in Homestead has to offer.