

## 139 Homestead Common NE Calgary, Alberta

**MLS # A2264006**



**\$699,000**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Homestead              |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,087 sq.ft.           | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.09 Acre              |               |                  |
| <b>Lot Feat:</b> | No Neighbours Behind   |               |                  |

|                    |                                           |                   |     |
|--------------------|-------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank         | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                           | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Separate/Exterior Entry, Unfinished | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                  | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                           | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, Quartz Counters           |                   |     |

**Inclusions:** n/a

Your Dream Home Awaits in Homestead &dash; Seriously, It's That Good Step into nearly 2100 square feet of "wow, we actually did it" in Northeast Calgary's coveted Homestead community. This isn't just another listing &dash; it's the one you'll be telling your friends about at dinner parties (in YOUR new dining room, naturally). The Highlights That Matter: Let's start with the game-changer: NO REAR NEIGHBORS. That's right, your backyard views are all yours. BBQ in your boxers? We won't judge. Practice your terrible golf swing? Go for it. Your secret's safe with us. The front double attached garage means you'll never have the "rock, paper, scissors" argument about who has to scrape the windshield in January. Both cars stay cozy, and so do you. Meet The Kitchen: Premium quartz countertops that laugh in the face of red wine spills and enthusiastic meal prep. Stainless steel appliances that whisper "professional chef" even if your specialty is ordering takeout. The bathrooms echo this luxury with matching quartz surfaces &dash; because if you're going to go gorgeous, why stop at the kitchen? Upper Level Living at Its Finest!! Four spacious bedrooms PLUS a bonus room upstairs &dash; because sometimes you need a space that's just... yours. Home office? Kids' gaming paradise? Meditation sanctuary? Yes, yes, and yes. And here's the brilliant part: the laundry room is RIGHT HERE on the upper floor. No more Olympic-level stair climbing with hampers. Whoever thought of this deserves a medal. The Bottom Line This home seamlessly blends thoughtful design with everyday livability. It's move-in ready, meticulously crafted, and positioned in one of Calgary's most desirable communities. Fair warning: Once you walk through, you'll start mentally placing your furniture. It happens to everyone. That is why &ldquo;we have used some VIRTUAL PHOTOS

to display our imagination for your future house&rdquo; Ready to see if this is "the one"? Let's make it happen.