

**7 Homestead Circle NE**  
**Calgary, Alberta**

**MLS # A2288753**



**\$734,999**

<b>Division:</b>	Homestead		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,204 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	City Lot, Corner Lot, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<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>	No Smoking Home, Vinyl Windows		

**Inclusions:** na

Welcome to 7 Homestead Circle, NE, Calgary - A beautifully crafted 2-storey home with 2200 sq ft of developed space and tons of premium upgrades. Located on a corner lot, this home features 4 spacious bedrooms and 4 full bathrooms, including two primary suites. The primary suite comes with a standing shower with an upgraded glass door, a soaker tub, and double vanity with undermount sinks. And the other includes a standing shower and double vanity. The other 2 rooms are good size and shared a common 4 piece washroom. As you enter the main floor, you are greeted by an office/Den which can be converted to a bedroom if needed. The gourmet kitchen, complete with built-in appliances, full-height cabinets, extra drawers, a center island with a quartz countertop and additional storage adds to the charm of the main floor. There is a dedicated dining area. Few extra features include a gas line, a gas BBQ line for the future deck and a gas line for the heated garage. The basement has a side entrance, and 'ceilings and rough-in's done and ready for future developments. Power line is also upgraded to 200amp for second stove and tesla charger . Fully fenced with a newly built Gazebo and a swing. The house is close to playground and future shopping, bus stop. Don't miss out on this great house and schedule your viewing today.