

**66 Homestead Park NE**  
**Calgary, Alberta**

**MLS # A2296963**



**\$709,999**

<b>Division:</b>	Homestead		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,936 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautiful front attached garage home in the sought after community of Homestead NE Calgary Featuring a total of 4 bedrooms, including a 1 bedroom legal basement suite currently rented and generating rental income, this is a perfect opportunity for first-time home buyers or investors. Located just steps from the park, this well maintained home offers modern upgrades throughout, including quartz countertops, a stylish accent wall and more. Enjoy a convenient location close to everyday amenities such as Tim Hortons, Gurdwara Sahib, convenience store, Indian restaurants, and much more. Do not miss out, book your private showing today!