

**293 Homestead Terrace NE**  
**Calgary, Alberta**

**MLS # A2300635**



**\$909,900**

<b>Division:</b>	Homestead		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,325 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)

**Inclusions:** All furniture, window coverings and appliances

Beautifully finished showhome offering 2,325 sq. ft. above grade plus a fully developed 2-bedroom legal basement suite, providing exceptional flexibility for large or multi-generational families. Featuring 7 bedrooms and 5 bathrooms, this thoughtfully designed home blends modern finishes, functional living space, and investment potential in the growing community of Homestead. This property features a leaseback opportunity, allowing the builder to lease the home from the purchaser for approximately two years at 6% of the purchase price, providing reliable rental income while the builder maintains the property in showhome condition. Immediate possession is available, with key release anticipated early to mid-2027. The main floor showcases engineered hardwood flooring and an open-concept layout designed for everyday living and entertaining. The kitchen features 1-1/4" quartz countertops, two-tone cabinetry extended to the ceiling, and an upgraded chimney hood fan with built-in microwave. A fully equipped spice kitchen with gas range offers additional functionality, ideal for preparing meals while keeping the main kitchen organized. The living room is highlighted by a modern electric fireplace, creating a warm and inviting focal point. A main floor bedroom with full bathroom offers excellent flexibility for guests or extended family, while the flex room provides space for a home office or additional sitting area. Upstairs, the home offers 5 bedrooms above grade, including dual primary suites, making it ideal for growing families. The main primary retreat features a spacious walk-in closet and a beautifully appointed ensuite with double vanity and soaking tub. Secondary bedrooms are generously sized, and the central loft/bonus room provides valuable additional living space. Tile flooring enhances the upper bathrooms and laundry room, while plush

carpet adds comfort throughout the bedrooms and upper floor. The 2-bedroom legal basement suite includes a separate entrance, full kitchen, living area, bathroom, and dedicated laundry, offering excellent potential for rental income or private living space for extended family. Additional highlights include central air conditioning, front yard landscaping, lino flooring in basement kitchen and bath areas, and a 21' x 20' double attached garage with man door. The 12' x 10' rear deck with steps to grade provides an ideal outdoor space for relaxing or entertaining. Located close to parks, playgrounds, walking paths, and future amenities, this home offers both comfort and convenience. With premium upgrades, a legal suite, and leaseback income potential, 293 Homestead Terrace NE presents a unique opportunity to own a professionally finished showhome designed for modern living. \*All furniture, window coverings and appliances are included. Excluded: the art/decor and sonos sound system.