

**96 Homestead Grove NE**  
**Calgary, Alberta**

**MLS # A2304843**



**\$848,000**

<b>Division:</b>	Homestead		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,222 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<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	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** Electric stove , Refrigerator, Washer / Dryer (Stackable )

Step into this beautifully designed home in the sought-after Homestead community, where elegance meets modern functionality. Designed with both comfort and versatility in mind, this impressive residence offers 7 spacious bedrooms and a double attached garage -perfect for large or multigenerational families. The main floors welcomes you with two expansive living areas filled with natural light, creating a warm and inviting atmosphere throughout. A main-floor bedroom paired with a full bathroom provides an ideal space for guests or a private home office .The fully equipped spice kitchen adds convenience and flexibility for those who love to cook and entertain. Upstairs, you'll find four generously sized bedrooms ,including two primary suites, each with its own private ensuite ,along with an additional shared 4-piece bathroom to accommodate a busy house hold. A dedicated laundry room on this level ensures everyday ease and convenience. The fully developed basement features a legal 2-bedroom suite with its own private entrance -complete with a living area , kitchen ,full bathroom and separate laundry .Whether used for rental income or extended family living ,this space offers excellent added value .Finished with a smart home package ,four exterior security cameras, and an A/C rough-in for future air conditioning installation, this home seamlessly blends comfort ,convenience, and peace of mind .An exceptional opportunity in prestigious neighbourhood-schedule your private viewing today!