

723 Homestead Drive NE
Calgary, Alberta

MLS # A2306111



\$539,000

Division:	Homestead		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,685 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to a home that checks all the boxes and then adds a few more you did not know you needed. Perfectly positioned facing a future school site and playground, this property offers both everyday convenience and long term value in a growing community. This is the Ashton 18' by Partners Homes in Homestead, a brand new home in NE Calgary offering the space, flexibility, and thoughtful upgrades today's buyers are looking for. With 4 bedrooms, 3 full bathrooms, and a separate side entrance, this layout works well for families, multi generational living, or buyers planning ahead. One of the most sought after features is the main floor bedroom paired with a full bathroom and walk-in shower, ideal for guests, extended family, or a private home office. The main floor is bright and functional with 9 foot ceilings, quartz countertops, full height cabinetry with enclosed bulkhead, soft close doors and drawers, an upgraded backsplash, and durable luxury vinyl plank and tile flooring throughout. The kitchen is designed for both daily living and entertaining, featuring a gas range, chimney hood fan, built-in microwave, and stainless steel appliances. Upstairs, the primary bedroom offers a comfortable retreat with two closets and a private ensuite featuring dual sinks and a walk-in shower. Two additional bedrooms, another full bathroom, and upper floor laundry complete the level with a layout that makes everyday living more practical. The basement adds even more flexibility with 9 foot ceilings, two windows, and a separate side entrance, offering excellent potential for future development. Front landscaping is included, and the rear lane gravel parking pad adds convenience. Located in the growing community of Homestead, residents will enjoy over 4 kilometres of walking paths, a 19 acre wetland, and future schools, parks, and sports fields planned throughout the area. With easy

access to major routes and everyday amenities, this is an excellent opportunity to own a new home in Calgary with a functional layout and strong long term value. Homes with this combination of layout, upgrades, and location do not last long, especially with a family friendly setting right outside your door.