

**147 Homestead Circle NE**  
**Calgary, Alberta**

**MLS # A2308127**



**\$769,000**

<b>Division:</b>	Homestead		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,354 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front, On Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Rectangular Lot, Street Lighting		

<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>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Smart Home, Soaking Tub, Walk-In Closet(s)

**Inclusions:** Builders Appliance Package

Calaria Model | TRADITIONAL LOT | Brand New, Never Lived In | Built by Genesis Builders Group | 5 Bedrooms Total | Main Floor Bed + Full Bath | 2 Primary Bedrooms Upstairs | Bonus Room | Ideal for Large / Multi-Gen Families | Spice Kitchen + Gourmet Kitchen | Ceiling Height Cabinets | Large Island | Open Concept | 2 Living Areas | Electric Fireplace Feature Wall Side Entrance to Basement for Legal Suite Potential (Subject to City Approval) | 9 Ft Basement | Double Front Attached Garage | 4 Parking Total | Smart Home Features | LVP + Carpet + Tile Flooring | GST Rebate Eligible for First-Time Buyers (Conditions Apply). Welcome to the Calaria model by Genesis Builders Group &mdash; a brand new, never-lived-in home situated on a traditional lot. The main floor is thoughtfully designed for both functionality and style, featuring a rare main floor bedroom paired with a full bathroom complete with a tiled standing shower &mdash; ideal for guests or multi-generational living. The open-concept layout offers two spacious sitting areas, perfect for entertaining and everyday living. The extended gourmet kitchen is the heart of the home, showcasing a large island, ceiling-height cabinetry, chimney hood fan, built-in microwave, and a separate spice kitchen with its own window. The great room is highlighted by an elegant electric fireplace with a feature wall, while pot lighting throughout the kitchen and living area enhances the modern feel. Upstairs, you'll find an exceptional layout with 2 primary bedrooms, along with 2 additional bedrooms and a versatile bonus room &mdash; offering flexibility for families of all sizes. The unfinished 9 ft basement provides incredible future potential, complete with a separate side entrance and two windows &mdash; ideal for a future suite (subject to approvals). Step outside to a spacious backyard, ready for you to

enjoy all summer long. The front attached double garage provides 2 year-round secured parking spaces, with an additional 2 spots on the driveway. Additional features include full railing accents, luxury vinyl plank, carpet and tile flooring, and smart home capabilities. Genesis Builders Group follows the First-Time Home Buyer GST/HST Rebate program, helping eliminate the 5% GST on qualifying new homes (up to \$1 million) for eligible first-time buyers. Don't miss your opportunity to own this stunning Calaria model built by Genesis Builders Group—book your showing today!