

**8466 Homestead Avenue NE**  
**Calgary, Alberta**

**MLS # A2308434**



**\$535,000**

<b>Division:</b>	Homestead		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,602 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

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

**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:** na

Welcome to a home that checks all the boxes-and then adds a few more you didn't know you needed. Perfectly positioned facing a future school site and playground, this property offers both convenience and long-term value in a growing community. This is the Ashton 17' by Partners Homes in Homestead, a brand new home in NE Calgary offering a functional layout designed for today's buyers. Step inside to a highly sought-after main floor bedroom paired with a full bathroom and walk-in shower, ideal for multi-generational living, guests, or a private home office. The kitchen is thoughtfully designed with a gas range, chimney hood fan, and built-in microwave, offering a functional space for both everyday living and entertaining. Upstairs, the primary bedroom provides a comfortable retreat with two closets and a private ensuite featuring a walk-in shower. The upper level is well laid out to support day-to-day living with practical flow and separation between spaces, making it a great fit for families. The basement offers excellent potential with 9' ceilings, two windows, and a separate side entrance, creating flexibility for future development, additional living space, or potential income opportunities for investors. 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 for families, multi-generational households, or investors looking for a new home in Calgary with a functional layout and strong long term value.