

**216 Homestead Grove NE**  
**Calgary, Alberta**

**MLS # A2311960**



**\$879,000**

<b>Division:</b>	Homestead		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,430 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	6	<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, Tile	<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:** Built-in Features, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)

**Inclusions:** NA

**2-BEDROOM LEGAL SUITE | SPICE KITCHEN | MAIN FLOOR BEDROOM & FULL BATH | TWO PRIMARY BEDROOMS** Welcome to this stunning brand-new home offering beautifully designed living space in the growing community of Homestead. Thoughtfully crafted with functionality and modern elegance, this home is perfect for large families and rental income potential. The main floor features a bright and spacious open-concept layout with living area designed for comfort and entertaining. A large front living room welcomes you with abundant natural light, while the spacious family room with an electric fireplace creates the perfect setting for everyday relaxation. The dining area seamlessly connects to the chef-inspired kitchen, complete with ample cabinetry, generous counter space, and a fully equipped spice kitchen for added convenience. A well-sized main floor bedroom and full 3 piece bathroom provide excellent flexibility for guests, extended family, or a private home office. The main level is completed by a welcoming foyer, spacious hallway, and direct access to the attached double garage. Upstairs, you'll find 4 generously sized bedrooms, a versatile bonus room, convenient upper-floor laundry, and 3 full bathrooms. The luxurious primary suite offers a spacious retreat with a walk-in closet and a beautifully appointed 5-piece ensuite. A second primary bedroom also features its own private 4-piece ensuite and walk-in closet, making it ideal for extended family or growing households. Two additional bedrooms share another full bathroom, while the centrally located bonus room adds extra flexibility as a media room, kids' play area, or study space. The fully legal 2-bedroom basement suite features a separate private entrance, 9-foot ceilings, 2 spacious bedrooms, a full bathroom, separate laundry, a modern kitchen, and a

bright living area&mdash;ideal for rental income or extended family living. This home offers back alley access for privacy and extra parking. Located close to parks, pathways, future amenities, and major roadways, this exceptional property combines luxury, space, and long-term value.