

**71 Homestead Circle NE**  
**Calgary, Alberta**

**MLS # A2293916**



**\$859,900**

<b>Division:</b>	Homestead		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,170 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Primary Downstairs, Separate Entrance		

**Inclusions:** n/a

Welcome to this BRAND NEW TRIPLE ATTACHED GARAGE home in the brand new community of Homestead, offering an extended driveway, a spacious TRIPLE ATTACHED GARAGE ideal for accommodating up to three vehicles and the rare benefit of no neighbors behind for added privacy. This bright and airy home features 6 bedrooms and 4 full bathrooms, including a main-floor bedroom with a full bath ideal for guests or multigenerational living. The kitchen is beautifully finished with quartz countertops, stainless steel appliances, a gas range with chimney hood, an oversized pantry, coffered ceilings, and a dining area with tray ceiling and extra windows that fill the space with natural light, while the open-to-below design enhances the sense of space. Upstairs includes a generous bonus room, well-sized secondary bedrooms&mdash;one oversized with a walk-in closet&mdash;and a luxurious primary bedroom with double-door entry, walk-in closet, and 5-piece ensuite. Large windows throughout, an east-facing front, and a west-facing backyard provide excellent natural light all day, and the 2-bedroom basement LEGAL suite with separate side entrance, living area, kitchen, full bathroom and separate laundry makes this home perfect for extended family living. To top it all off, there's a TRIPLE ATTACHED GARAGE to fulfil your parking needs. There is a lot more to mention as this beautiful home also offers complete privacy as there are NO NEIGHBORS BEHIND and is your threshold to the ultimate lifestyle with a practical layout fulfill all your wants and dreams with a close proximity to all the amenities. Embrace the opportunity to make this exceptional home yours and enjoy the unparalleled beauty and recreation that comes with living in this spectacular community. To truly do this home Justice, kindly arrange your private viewing today! You will be glad you

did!