

**173 Homestead Terrace NE**  
**Calgary, Alberta**

**MLS # A2216660**



**\$769,000**

<b>Division:</b>	Homestead		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,331 sq.ft.	<b>Age:</b>	2025 (0 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		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Unfinished

**LLD:** -

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Zoning:** R-G

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Walk-In Closet(s)

**Inclusions:** N/A

Modern and functional! This 2,331 sq ft home built By Trico Homes features a main floor bedroom with full washroom, perfect for guests. Enjoy a bright open-concept layout with built-in appliances and a separate spice kitchen for added convenience. Upstairs offers 3 spacious bedrooms, a bonus room, and a well-appointed primary bedroom. The 9&rsquo; foundation and a separate side entrance provides excellent potential for a future basement development. Photos are representative