

**384 Homestead Grove NE**  
**Calgary, Alberta**

**MLS # A2239560**



**\$809,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Homestead              |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,955 sq.ft.           | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 6                      | <b>Baths:</b> | 4                |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.01 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard   |               |                  |

|                    |                                                                               |                   |     |
|--------------------|-------------------------------------------------------------------------------|-------------------|-----|
| <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>   | Separate/Exterior Entry, Finished, Full, Suite                                | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Stone, Vinyl Siding, Wood Frame                                     | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                               | <b>Utilities:</b> | -   |
| <b>Features:</b>   | High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance, Smart Home |                   |     |

**Inclusions:** n/a

Welcome to this brand-new detached home, offering over 1,950 sqft of thoughtfully designed living space with six bedrooms, four bathrooms, and a fully finished basement with a separate side entrance. As you enter, you are greeted by a spacious open-to-above foyer that sets the tone for the modern and airy feel of the home. The main floor features a bedroom and a full bathroom, perfect for guests or multi-generational living. The open-concept living and dining area is filled with natural light from large windows and seamlessly connects to the fully upgraded kitchen, complete with stainless steel appliances and a walk-in pantry. Upstairs, a cozy family room provides additional living space, while the primary bedroom offers a spacious retreat with an ensuite. Two additional bedrooms, a shared full bathroom, and a conveniently located laundry area complete the upper floor. The fully developed basement, built by the builder with high-end finishes, features a large recreation room, a wet bar area, two bedrooms, and a full bathroom, making it an excellent option for additional living space. This home perfectly combines luxury, functionality, and investment opportunity. Schedule your viewing today.