

**395 Homestead Drive NE**  
**Calgary, Alberta**

**MLS # A2197898**



**\$571,500**

<b>Division:</b>	Homestead		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,654 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, On Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

**Heating:** High Efficiency, Forced Air

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

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

**Foundation:** Poured Concrete

**Features:** Bathroom Rough-in, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** n/a

Welcome to the Ashton 17' by Partners &mdash; a beautifully designed home that perfectly balances style and function, offering spacious living in a modern layout. Located in a vibrant community of Homestead, this thoughtfully crafted home features 4 bedrooms, 3 full bathrooms, and plenty of space for family or guests. On the main floor, you'll find a bright, open-concept kitchen complete with quartz countertops, upgraded appliances, and abundant cabinetry. The main floor also features a unique highlight - a bedroom and full bathroom with a shower, ideal for family, guests or a private workspace. With 9' ceilings in the basement and a convenient side entry, there's potential for future development to suit your needs. Upstairs, the primary suite offers a private retreat with a 4-piece ensuite featuring dual sinks and quartz countertops, plus a spacious walk-in closet. Two additional well-sized bedrooms, a shared full bath, and a side-by-side laundry room including washer and dryer complete the second floor for ultimate convenience. If you're looking for a home that combines stylish design with practical amenities, the Ashton 17's by Partners is ready to welcome you!