



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

**780-933-9938**  
pelchatsold@gmail.com

## 99 Homestead Grove NE Calgary, Alberta

**MLS # A2254472**



# \$740,000

<b>Division:</b>	Homestead		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,235 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

<b>Inclusions:</b>	None
--------------------	------

Walkout property with backs onto walking path with green Space. . This home offers Main level has a spacious kitchen with plenty of cabinets with lots of counter space and a large quartz island. Main level- living room, spacious dining area, a full 4pcs bathroom, a bedroom and a spice kitchen . Upstairs features 4 bedrooms, including a primary suite with a 5-piece ensuite and walk-in closet. A large bonus room with vaulted ceilings, a suitable laundry area, and an additional bathroom for family living. Very convenient location! This home is nearby the airport and close to major shopping centre i.e Costco and Walmart. Bus stops Homestead is a new community North East Calgary