

# **\$814,900 - 13 Homestead View Ne, Calgary**

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MLS® #A2173984

**\$814,900**

4 Bedroom, 3.00 Bathroom, 2,241 sqft

Residential on 0.08 Acres

Homestead, Calgary, Alberta

The Collingwood - one of Excel Homes most popular plans - a brand new home TO BE BUILT by Excel Homes. This is the perfect opportunity to choose all your own upgrades, options & the ability to customize your floor plans - this home will be ready for possession 9 months from the time a firm offer is written! Located in the up and coming community of HOMESTEAD, close to the 80th Ave transit bridge, easily accessible off Stoney Trail or 80th Ave NE. The community offers a 3 acre community Assoc site, home to 2 future school sites, & Homestead Landing opening early 2025; walking paths, wetlands & more! Minutes to the Genesis Centre, established shopping centers, Tim Hortons & amenities. This home is Certified Built Green w/all the cost saving features that makes EXCEL HOMES such a wise choice - including solar conduit making this home solar ready! Offering a south facing backyard, this sprawling plan offers 2241 sf with a floor plan that makes it the perfect family home! Price will include a FULLY DEVELOPED, 2 BEDROOM, LEGAL SUITE (with city permits and approvals), WITH SEPERATE SIDE ENTRY. A large foyer leads to the family sized kitchen w/an optional spice kitchen or butler's pantry - and great sized dining nook & great room. Their is a main floor flex room w/an option to make this a main floor bedroom (bringing this to a FIVE BEDROOM Home). SEVEN BEDROOMS if you include the basement suite!! Upstairs, you'll find FOUR great sized bedrooms; primary bedroom offers



large walk in closet & private ensuite! Central bonus room separates the bedrooms for privacy. Your laundry room & 4 pce main bathroom complete this level. 9' knockdown ceilings, Luxury vinyl plank flooring, quartz countertops, 50 gal Hot water tank & 3 pce bathroom rough in are standard. Other options incl ceiling vaults, side entry to basement stairwell & of course, optional basement development with the option for 1 or 2 bedrooms, offering even more space for family or guests! Building your new home couldn't be easier or more flexible. Come in and design your dream home today!

Built in 2025

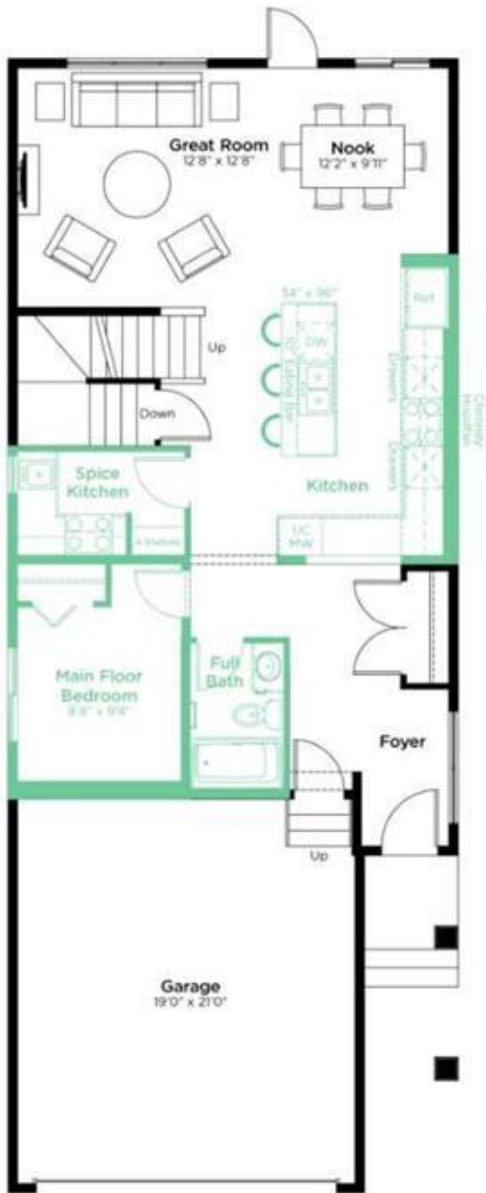
Essential Information

MLS® #	A2173984
Price	\$814,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,241
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	13 Homestead View Ne
Subdivision	Homestead
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 5R9

Amenities



Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Open Floorplan
Appliances	Dishwasher, Dryer, Microwave(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Rectangular Lot, See Remarks
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	October 22nd, 2024
Days on Market	209
Zoning	r-2

### Listing Details

Listing Office	CIR Realty
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