

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

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

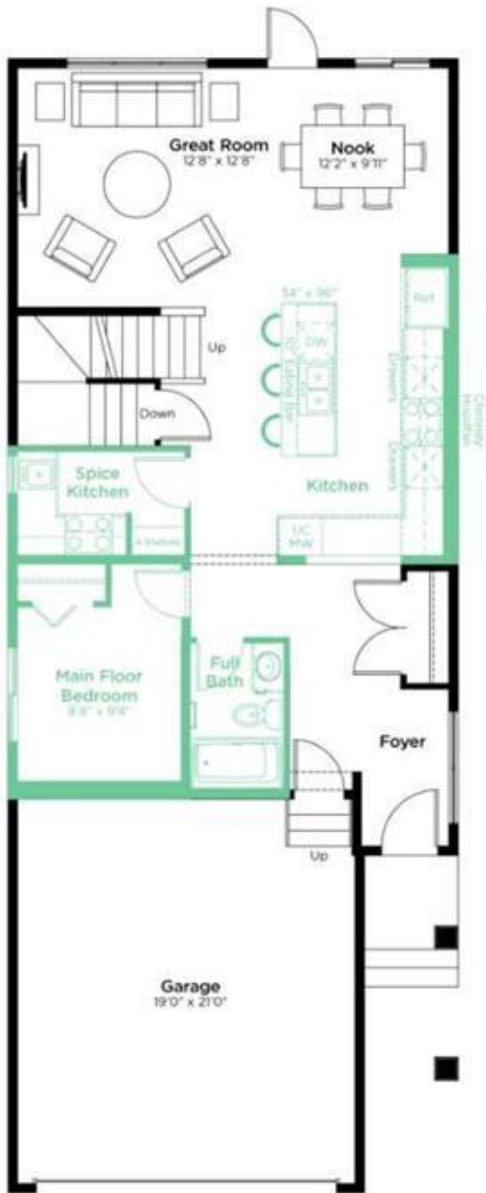
Essential Information

| | |
|----------------|-------------|
| 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 | 203 |
| Zoning | r-2 |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|



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