

118 Homestead Park NE
Calgary, Alberta

MLS # A2265984

\$739,900

Division:	Homestead		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,995 sq.ft.	Age:	2022 (3 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: N/A

Welcome to 118 Homestead Park NE — a home that perfectly balances modern comfort with timeless appeal. From the moment you step inside, you're greeted by a bright foyer that opens into a beautifully planned main floor. A conveniently located bedroom and full bathroom make this level ideal for guests, extended family, or those who prefer single-level accessibility. House also comes with 2 Bed illegal suite, spice kitchen on the main floor and main floor bed and full bath. The open-concept living and dining areas are enhanced by abundant natural light pouring in through large windows, creating a sense of warmth and openness throughout. The contemporary kitchen is both stylish and functional, featuring a gas range, chimney hood fan, built-in microwave, and a complete stainless-steel appliance package. A separate spice kitchen adds convenience for everyday cooking, keeping the main kitchen fresh and clutter-free. Upstairs, the home continues to impress with a spacious primary suite that offers a peaceful escape, complete with a walk-in closet and a private ensuite featuring a large glass-enclosed shower. Two additional bedrooms, a well-designed shared bathroom, and a versatile bonus room provide plenty of space for family living — whether it's work, play, or relaxation. The fully developed 2 Bed 1 Bath illegal basement suite extends the home's flexibility, offering two additional bedrooms, a comfortable living area, a compact kitchenette, and a full four-piece bathroom. With its separate side entrance, this level is ideal for multi-generational families or guests seeking privacy. Located in Calgary's rapidly growing Homestead community, this residence is surrounded by exciting new developments, including upcoming retail centers, schools, parks, and expanded transit access — all contributing to a strong

outlook for future property appreciation. Combining a thoughtful layout, quality finishes, and a neighborhood poised for continued growth, 118 Homestead Park NE represents a rare opportunity to invest in both comfort and long-term value.