

# \$576,900 - 263 Homestead Drive Ne, Calgary

MLS® #A2166718

**\$576,900**

4 Bedroom, 3.00 Bathroom, 1,684 sqft  
Residential on 0.06 Acres

Homestead, Calgary, Alberta

Introducing the Ashton 18' by Partnersâ€”your opportunity to own a brand new home without the wait! Step inside to discover an inviting, open-concept main floor featuring 9' ceilings, a bright living area, a versatile dining space, and a kitchen equipped with quartz countertops, full-height cabinets with a bank of pot drawers, and stainless steel Whirlpool appliances, including a range, fridge, OTR microwave/hood fan, and dishwasher. The main floor also includes a bedroom and a full bathroom, ideal for guests or multi-generational living. A convenient side entry adds flexibility and potential for future use. Upstairs, the primary suite features two closets and a 4-piece ensuite with double vanities. Two additional bedrooms, a full bathroom, and a dedicated laundry space (with washer and dryer included) provide plenty of room for the entire family. Additional features include 9' basement ceilings, luxury vinyl plank and luxury vinyl tile flooring, front landscaping, and a rear lane gravel parking pad. Book your private tour today and see all this home has to offer!



Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2166718  |
| Price      | \$576,900 |
| Sold Price | \$574,900 |

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,684                  |
| Acres          | 0.06                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 263 Homestead Drive Ne |
| Subdivision | Homestead              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3J 5S1                |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 2                                    |
| Parking        | Alley Access, On Street, Parking Pad |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bathroom Rough-in, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Tankless Hot Water |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Tankless Water Heater   |
| Heating           | High Efficiency, Forced Air   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Lighting, Rain Gutters             |
| Lot Description   | Back Yard, Front Yard              |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      September 19th, 2024  
Date Sold                        October 25th, 2024  
Days on Market                36  
Zoning                            R-G  
HOA Fees                        0.00

**Listing Details**

Listing Office                    eXp Realty

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