



**10 Homestead Passage NE
Calgary, Alberta**

MLS # A2282773



\$665,000

Division: Homestead

Type: Residential/House

Style: 2 Storey

Size: 1,960 sq.ft. **Age:** 2023 (3 yrs old)

Beds: 4 **Baths:** 3

Garage: Double Garage Attached

Lot Size: 0.07 Acre

Lot Feat: Back Yard, Rectangular Lot

Heating: Forced Air, Natural Gas

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: No Animal Home, No Smoking Home

Inclusions: None

Welcome to this beautifully built 2023 two storey home in the sought after community of Homestead, offering modern style, functional space, and excellent future potential for families or investors. The bright main floor features an open layout with a spacious family and dining area, a modern kitchen with stainless steel appliances, ample cabinetry, and a pantry, plus a full bathroom and a main floor bedroom that works perfectly for guests, seniors, or a home office. Upstairs you will find a versatile bonus room, a spacious primary bedroom with walk in closet and full ensuite, two additional good sized bedrooms, another full bathroom, and the convenience of upper floor laundry. The basement includes a separate side entrance and is partially finished with framing for future rooms along with space for a kitchen, bathroom, and living area, offering great potential for extended family or future development subject to approvals. Additional highlights include a double detached garage and driveway parking. Ideally located close to major routes, shopping, and everyday amenities, this home offers comfort, flexibility, and room to grow. Contact your Realtor today to book a showing.