

# \$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

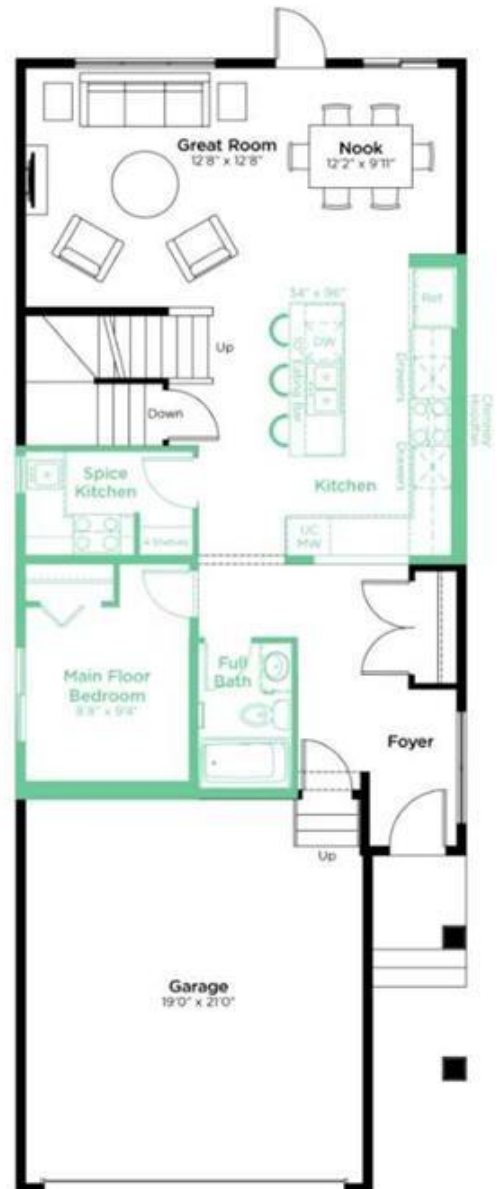
### Essential Information

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 169  
Zoning r-2

### Listing Details

Listing Office CIR Realty



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