

# \$779,900 - 39 Homestead Circle Ne Circle Ne, Calgary

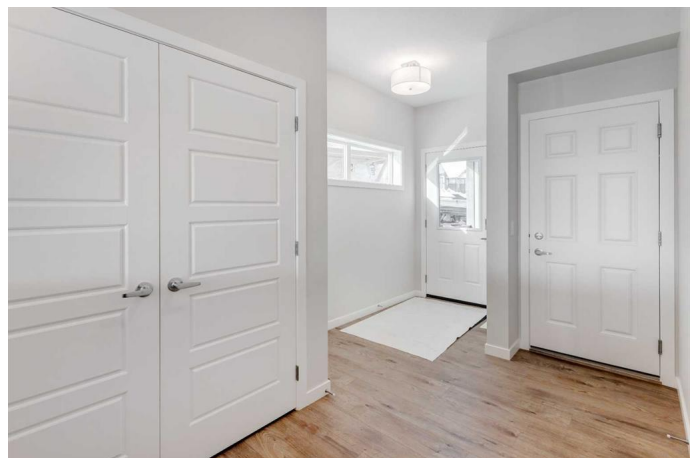
MLS® #A2191252

**\$779,900**

5 Bedroom, 3.00 Bathroom, 2,224 sqft  
Residential on 0.06 Acres

Homestead, Calgary, Alberta

Welcome to Your Dream Home! Brand New & Never Lived In! Built by Excel Homes, this stunning, upgraded Collingwood model is located in the up-and-coming community of HOMESTEAD, easily accessible off Stoney Trail or 80th Ave NE. The community offers a 3-acre community Assoc site, home to two future school sites & homestead landing, walking paths, wetlands and more! Designed for both families and entertainers, this home offers 2,223 square feet of thoughtfully crafted living space, modern luxury, and incredible future potential with zoning for a LEGAL BASEMENT SUITE (with city approvals & permits). FIVE BEDROOMS above grade ! Upon entering, you'll be greeted by a spacious entryway leading to an open-concept main floor. The family room and dining area are designed for comfort and entertainment. Youâ€™ll love the main floor bedroom & 3-piece bath for extended family or guests. At the heart of the home is the chef's kitchen, featuring SS appliances, crisp white cabinets, stone counters & large island. In addition, the main floor boasts a pantry with summer / spice kitchen that offers storage, gas range and sink! Oversized patio doors lead to the south facing backyard, flooding the main floor w/natural light to create a bright and welcoming atmosphere. With 9-foot ceilings and luxury vinyl plank flooring, the entire main level exudes both elegance and functionality. Upstairs, you'll find FOUR generously sized bedrooms, perfect for your growing family. The



primary bedroom is a peaceful retreat, offering a spa-like 5 pce ensuite with an oversized shower, a relaxing soaker tub, dual sinks and a large walk-in closet. The central bonus room is an inviting space for family movie nights or relaxation. The upper level is complete with a convenient laundry room and a spacious family bathroom. This home offers even more potential with its R-G zoning, which allows for the development of a legal basement suite (subject to city approvals & permits). The basement is already equipped with rough-inâ€™s for suite development and features a separate side entrance, making future development both easy and profitable. Whether youâ€™re looking to create a mortgage-helper rental or an in-law suite, this home has you covered. Quick possession is available, so you can start living your dream sooner. Donâ€™t wait â€“ book your private viewing today! Taxes for 2025 have not yet been established.

Built in 2024

### Essential Information

MLS® #	A2191252
Price	\$779,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,224
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address 39 Homestead Circle Ne Circle Ne

Subdivision	Homestead
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3j 5r6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, See Remarks
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 6th, 2025
Days on Market	61
Zoning	R-G

### **Listing Details**

Listing Office	CIR Realty
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