

**248 Homestead Grove NE**  
**Calgary, Alberta**

**MLS # A2294606**



**\$965,000**

<b>Division:</b>	Homestead		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,447 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Alley Access, Concrete Driveway, Covered, Double Garage Attached, Garage		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** None

Welcome to this beautifully upgraded detached home, meticulously improved by the owner—an experienced contractor for home builders—ensuring quality craftsmanship and attention to detail throughout. This property showcases thoughtful upgrades, modern finishes, and functional design that truly set it apart. Step inside to a bright and inviting layout featuring spacious living areas, a well-appointed kitchen, and seamless flow perfect for both everyday living and entertaining. Recent improvements enhance both style and comfort, offering peace of mind and long-term value. Upstairs, you’ll find generously sized bedrooms and a comfortable retreat for the whole family. The home continues to impress with its well-maintained condition and carefully considered enhancements throughout. Located in a desirable area of Calgary, this home offers convenient access to amenities, schools, and parks—making it an excellent choice for families or anyone seeking a move-in-ready property with quality upgrades such as 3 separate furnaces, 2 fireplaces, air-conditioner, ample storage in garage, alley door access!!! Pride of ownership is evident in every detail—don’t miss this exceptional opportunity.