



THE
A-TEAM

**RE/MAX
FIRST**

39 CORNERSTONE Gardens, Calgary T3N1R6

MLS® #: **A2122643**

Area: **Cornerstone**

Listing Date: **04/12/24**

List Price: **\$1,199,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2019**

Lot Information

Lot Sz Ar: **6,221 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,199**

Low Sqft:

Ttl Sqft: **3,199**

DOM

37

Layout

Beds: **4 (4)**

Baths: **4.0 (4 0)**

Style: **2 Storey**

Parking

Ttl Park: **5**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Cul-De-Sac,Few Trees,Front Yard,Lawn,Garden,Landscaped,Pie Shaped Lot
Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Garden,Lighting,Private Yard,Rain
Gutters,Storage**

Construction:

Brick,Vinyl Siding,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s),Washer

Int Feat:

**Breakfast Bar,Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen
Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room

3pc Bathroom

Great Room

Living Room

Spice Kitchen

5pc Bathroom

Bedroom

Level

Main

Main

Main

Main

Second

Second

Dimensions

8`1" x 7`4"

20`5" x 15`11"

17`2" x 15`0"

5`7" x 10`0"

12`9" x 5`9"

12`9" x 13`0"

Room

Dining Room

Kitchen

Office

3pc Bathroom

5pc Ensuite bath

Bedroom

Level

Main

Main

Main

Second

Second

Second

Dimensions

11`9" x 9`10"

11`9" x 17`11"

10`7" x 11`11"

6`9" x 10`11"

10`7" x 12`7"

14`9" x 14`10"

Bedroom
Family Room
Bedroom - Primary

Second
Second
Second

11`7" x 10`11"
15`9" x 17`1"
17`11" x 15`4"

Office
Laundry

Second
Second

6`1" x 8`9"
9`8" x 5`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1910592

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to this beautiful, functional home in the highly sought-after community of Cornerstone! Sitting on a 6200 square foot lot with a back alley and new fencing featuring a double swinging gate, this spacious residence boasts 3200 square feet of living with 4 bedrooms and 4 full baths. On the main floor you are greeted with high ceilings and two chandeliers. Discover a thoughtfully designed layout featuring a Den, a large office, a full bath, dining room leading to a large deck and a spacious living area providing flexibility and convenience for guests and family members. The upgraded kitchen is a culinary delight, offering modern appliances and a convenient spice kitchen featuring a walk in pantry and second refrigerator. The abundance of natural light throughout the main living spaces creates an inviting and warm atmosphere. Upstairs you will find a huge master bedroom with 5pc ensuite, three more spacious bedrooms and another two full baths. The large family room on the upper floor is an ideal space for relaxation and entertainment. The large unfinished basement suite has a separate walk up entrance which can be developed subject to approval and permitting by the city/municipality or for another living space for the family. With an oversized double garage with enough space for storage and a park and playground across the street this home is a must have for any family. The community's proximity to local amenities makes it an ideal place to call home. Whether you're enjoying the tranquility of your backyard or exploring the nearby parks and shopping centers, this residence offers a lifestyle of convenience and luxury.

Inclusions:
Property Listed By:

N/A
Century 21 Bravo Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









