



THE
A-TEAM

**RE/MAX
FIRST**

3613 CORNERSTONE Boulevard, Calgary T3N 2E3

MLS® #: **A2125003**

Area: **Cornerstone**

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

List Price: **\$829,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 08-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**
Lot Information
Lot Sz Ar: **3,283 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,042**
Low Sqft:
Ttl Sqft: **2,042**

DOM

25
Layout
Beds: **5 (3 2)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Rectangular Lot

Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front,Side By Side

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Fireplace(s),Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Wood Frame**
Flooring: **Carpet,Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Chandelier,Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

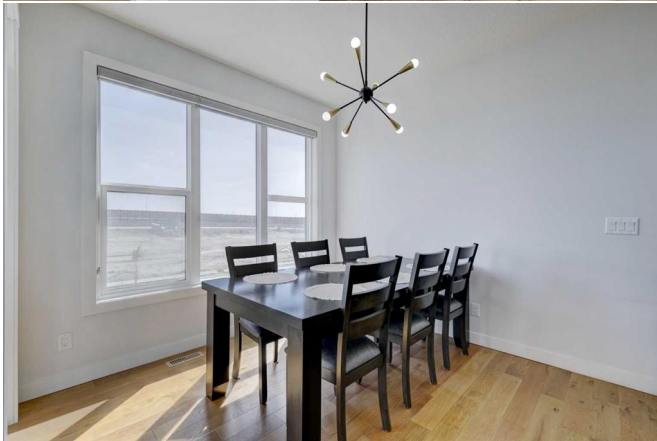
Room	Level	Dimensions
3pc Bathroom	Main	11`5" x 4`10"
Dining Room	Main	11`9" x 10`11"
Living Room	Main	11`1" x 16`4"
5pc Ensuite bath	Upper	8`5" x 11`9"
Bedroom	Upper	11`0" x 12`4"
Den	Upper	14`11" x 13`3"
4pc Bathroom	Basement	7`10" x 4`11"

Room	Level	Dimensions
Living Room	Main	11`4" x 9`0"
Kitchen	Main	11`9" x 14`1"
4pc Bathroom	Upper	9`9" x 4`11"
Bedroom	Upper	11`4" x 9`9"
Laundry	Upper	7`10" x 8`4"
Bedroom - Primary	Upper	13`10" x 13`10"
Bedroom	Basement	8`9" x 11`7"

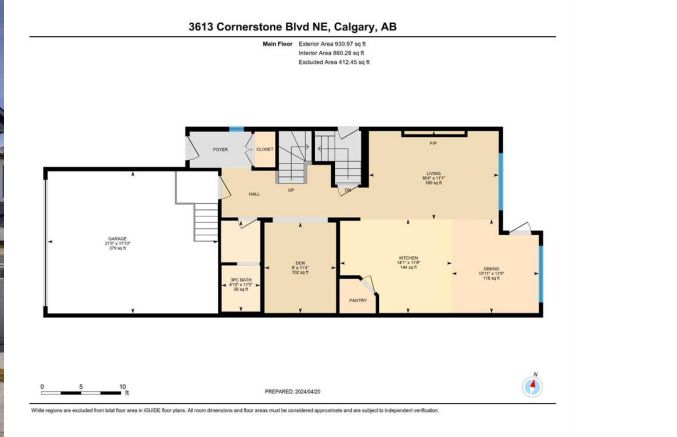
Bedroom	Basement	10`8" x 10`11"	Kitchen	Basement	16`6" x 9`1"
Family Room	Basement	14`10" x 16`7"	Legal/Tax/Financial		
Title:			Zoning:		
Fee Simple			R-G		
Legal Desc:			2210463		
			Remarks		
Pub Rmks:			<p>Welcome to this stunning home where elegance meets functionality. Step into an open-concept main floor boasting separate living and family areas, each designed for optimal comfort and style. The family area is a true highlight, featuring amazing custom work around a grand fireplace that elevates the entire aesthetic of the space. Big windows flood the interior with natural sunlight, creating a warm and inviting atmosphere throughout the day. The kitchen is beautifully designed with ample cabinets for abundant storage and equipped with functional, high-end appliances. A convenient pantry adds to the kitchen's practicality, ensuring you have everything you need right at your fingertips. As you ascend to the upper floor, you are greeted by a centralized bonus room, perfect for additional living or entertainment space. The spacious primary bedroom is a luxurious retreat, offering a comfortable space for relaxation. Pamper yourself in the ensuite, complete with a jacuzzi tub, standing shower, double vanity, and a walk-in closet designed for your convenience. Two additional bedrooms, a third full bath and a dedicated laundry room round out the upper level, providing ample space for the entire family. The recently built basement features an illegal suite with its own separate entrance, thoughtfully designed to accommodate extended family or generate additional rental income. This generous space has 9 feet ceiling includes two sizable bedrooms, a spacious family area, and a full kitchen, offering endless possibilities for customization and use. The exposed aggregate concrete driveway elevate the full look of the house. Situated in a desirable location, this home offers both luxury and practicality, making it an ideal choice for those seeking a sophisticated lifestyle with the potential for investment. Check 3D virtual tour and visit this home to discover the endless possibilities that await you in this stunning residence!</p>		
Inclusions:			None		
Property Listed By:			RE/MAX House of Real Estate		

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









3613 Cornerstone Blvd NE, Calgary, AB

2nd Floor Exterior Area 1111.79 sq R
Interior Area 1323.28 sq R
Excluded Area 11.18 sq R



PREPARED: 2024/04/20

White regions are excluded from total floor area in EXCLUDE floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 528.94 sq R
Interior Area 773.31 sq R



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