



THE
A-TEAM

**RE/MAX
FIRST**

1537 CORNERSTONE Boulevard, Calgary T3N 1B9

MLS® #: **A2125429**

Area: **Cornerstone**

Listing Date: **04/25/24**

List Price: **\$595,000**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 16-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2016

Lot Information

Finished Floor Area

Lot Sz Ar:

2,712 sqft

Lot Shape:

Abv Sqft:

1,562

Low Sqft:

Ttl Sqft:

1,562

DOM

24

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Landscaped

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Refrigerator,Stove(s),Washer

Int Feat:

High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 4`6"	Dining Room	Main	11`2" x 14`0"
Family Room	Main	13`0" x 10`11"	Kitchen	Main	7`9" x 13`5"
Living Room	Main	15`0" x 11`2"	3pc Ensuite bath	Upper	6`1" x 7`8"
4pc Bathroom	Upper	5`3" x 7`11"	Bedroom	Upper	9`7" x 10`1"
Bedroom	Upper	9`7" x 10`0"	Bedroom - Primary	Upper	13`4" x 14`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-Gm

1612130

Remarks

Pub Rmks:

This charming end-unit townhouse offers the perfect blend of functionality, style, and comfort—and best of all, no condo fees! Ideally located in the vibrant community of Cornerstone, this home is conveniently close to schools, parks, restaurants, and shopping. The interior welcomes you with sleek, wide-plank white oak laminate flooring that flows throughout the main level. At the front of the home, a versatile flex room awaits, perfect as an office or cozy reading nook. The rear of the house is thoughtfully designed with openness in mind, featuring a kitchen equipped with white cabinets, stainless steel appliances, and quartz countertops. Ample storage is provided by plenty of drawers and a pantry, while the long island with a breakfast bar smoothly integrates with the adjacent dining area and family room—the ideal spot for movie nights or relaxing in front of the fireplace. The main floor also includes a handy two-piece bathroom near the kitchen and back door for added convenience. Upstairs, the home features two secondary bedrooms and a functional laundry space with a full-size washer and dryer tucked away in a closet. The primary bedroom serves as a peaceful retreat, complete with a walk-in closet and an ensuite bathroom with a shower. The unfinished basement offers ample opportunity for customization, ready to be transformed to suit your needs. Outside, the fully fenced backyard, featuring a lawn and patio area—perfect for kids or pets—leads to a double-detached garage, with extra street parking available at the front.

Inclusions:
Property Listed By:

**Hoodfan/Microwave, Garage Door Opener with Remote Controls
Real Broker**

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









