



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3610 CORNERSTONE Boulevard, Calgary T3N 2E3**

MLS®#: **A2125707**

Area: **Cornerstone**

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

List Price: **\$825,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2023**

Lot Information

Lot Sz Ar: **3,143 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,949**

Low Sqft:

Ttl Sqft: **1,949**

DOM

**25**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Other**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle,Asphalt/Gravel**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Concrete,Stone,Vinyl Siding**

Flooring:

**Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Electric Stove,Freezer,Microwave,Washer/Dryer**

Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`11" x 11`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`9" x 9`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`9" x 13`7"</b>	<b>2pc Bathroom</b>	<b>Lower</b>	<b>4`11" x 5`2"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`2" x 5`0"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>9`6" x 9`2"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>11`7" x 13`0"</b>	<b>Laundry</b>	<b>Second</b>	<b>3`7" x 5`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`11" x 15`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`4" x 10`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`7" x 10`1"</b>	<b>Pantry</b>	<b>Main</b>	<b>2`6" x 5`3"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2210463**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Welcome to your dream home in Cornerstone, NE Calgary with a SIDE ENTRANCE and a attached DOUBLE GARAGE.. This THREE-BEDROOM with a BONUS ROOM was Built with meticulous attention to detail in 2024 .This stunning residence offers a harmonious blend of comfort and style. Step inside to discover an inviting open-concept layout, flooded with natural light that accentuates the sleek design elements throughout. The spacious living area is perfect for entertaining guests or unwinding with loved ones after a long day. With high ceilings and tasteful finishes, every corner exudes a sense of luxury and warmth. The gourmet kitchen is a chef's delight, featuring premium stainless steel appliances, and ample cabinet space. From casual breakfasts to gourmet dinners, this kitchen is sure to inspire your inner chef. Retreat to the lavish primary suite, where tranquillity awaits. This sanctuary boasts a generously sized bedroom, a walk-in closet, and an ensuite bathroom. Additionally, this home offers two more well-appointed bedrooms, perfect for family members or guests. Located in the desirable Cornerstone NE Calgary community, residents enjoy access to an array of amenities, including parks, playgrounds, walking paths, and more. Plus, with convenient access to schools, shopping, dining, and major transportation routes, everything you need is just moments away. Don't miss this opportunity to own a piece of luxury living in Cornerstone NE Calgary. Schedule your showing today and experience the epitome of modern elegance. Your dream home awaits!**

Inclusions:  
Property Listed By:

**NONE**  
**Melcom Realty LTD.**

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



















