



THE
A-TEAM

**RE/MAX
FIRST**

3670 CORNERSTONE Boulevard, Calgary T3N2E4

MLS®#: **A2125742**

Area: **Cornerstone**

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

List Price: **\$670,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Calgary

Year Built:

2022

Lot Information

Lot Sz Ar:

2,798 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,560

Low Sqft:

Ttl Sqft:

1,560

Access:

Lot Feat:

Park Feat:

Other

Parking Pad

DOM

25

Layout

Beds:

6 (4 2)

Baths:

4.0 (4 0)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Utilities and Features

Roof: **Asphalt**

Heating: **Central**

Sewer:

Ext Feat: **Other**

Construction:

Other

Flooring:

Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer

Int Feat:

No Animal Home,No Smoking Home,Open Floorplan,Pantry

Utilities:

Room Information

Room

4pc Bathroom

Dining Room

Living Room

Level

Main

Main

Main

Dimensions

4`11" x 8`0"

8`6" x 9`6"

13`0" x 18`6"

Room

Bedroom

Kitchen

4pc Bathroom

Level

Main

Main

Main

Dimensions

8`3" x 10`7"

8`6" x 11`2"

5`0" x 8`0"

5pc Ensuite bath	Main	8`2" x 12`5"	Bedroom	Main	9`8" x 11`4"
Bedroom	Main	9`1" x 13`9"	Bedroom - Primary	Main	11`9" x 14`5"
3pc Bathroom	Basement	6`0" x 9`0"	Bedroom	Basement	9`8" x 13`1"
Bedroom	Basement	8`8" x 12`7"	Dining Room	Basement	9`0" x 5`1"
Other	Basement	6`9" x 4`11"	Kitchen	Basement	10`4" x 12`2"
Furnace/Utility Room	Basement	5`4" x 11`9"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-G**
Legal Desc: **2210463**

Remarks

Pub Rmks: **MAIN FLOOR FULL BEDROOM AND FULL WASHROOM. THIS BEAUTIFUL HOUSE FEATURES 6 BEDROOMS AND 4 FULL WASHROOMS. OPEN CONCEPT WITH A TON OF NATURAL LIGHT. ILLEGAL BASEMENT HAS 2 BEDROOMS AND BATH WITH SIDE DOOR ENTERANCE, BIG WINDOWS. VERY CLOSE TO ALL THE AMENITIES. MUST SEE!!**

Inclusions: **na**

Property Listed By: **MaxWell Central**

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





