



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3672 CORNERSTONE Boulevard, Calgary T3N2E4**

MLS®#: **A2125797**

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:

**1,572**

Low Sqft:

Ttl Sqft:

**1,572**

Access:

Lot Feat:

Park Feat:

**Other**

**Parking Pad**

DOM

**26**

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:

**Carpet,Tile,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat:

**No Animal Home,No Smoking Home,Open Floorplan**

Utilities:

Room Information

Room

**4pc Bathroom**

**Dining Room**

**Living Room**

**5pc Ensuite bath**

**Bedroom**

**3pc Bathroom**

**Bedroom**

**Kitchen**

Level

**Main**

**Main**

**Main**

**Upper**

**Upper**

**Basement**

**Basement**

**Basement**

Dimensions

**5`0" x 8`1"**

**8`8" x 9`6"**

**13`2" x 18`6"**

**8`3" x 12`5"**

**9`8" x 11`5"**

**6`0" x 9`2"**

**7`10" x 12`6"**

**6`0" x 12`7"**

Room

**Bedroom**

**Kitchen**

**4pc Bathroom**

**Bedroom**

**Bedroom - Primary**

**Bedroom**

**Other**

**Game Room**

Level

**Main**

**Main**

**Upper**

**Upper**

**Upper**

**Basement**

**Basement**

**Basement**

Dimensions

**8`3" x 10`9"**

**8`7" x 11`1"**

**5`1" x 8`0"**

**9`0" x 12`9"**

**11`9" x 15`6"**

**9`8" x 13`0"**

**5`1" x 5`4"**

**10`3" x 13`7"**

Furnace/Utility Room	Basement	5`4" x 12`0"	Legal/Tax/Financial
Title: <b>Fee Simple</b>		Zoning: <b>R-G</b>	
Legal Desc:	<b>2210463</b>		Remarks
Pub Rmks:	<b>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!!</b>		
Inclusions:	<b>na</b>		
Property Listed By:	<b>MaxWell Central</b>		

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





