



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**60 CORNERSTONE Avenue, Calgary T3N1G6**

MLS®#: **A2125886**

Area: **Cornerstone**

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

List Price: **\$665,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,563**

Year Built:

**2016**

Low Sqft:

Ttl Sqft:

**1,563**

Lot Information

Lot Sz Ar:

**2,691 sqft**

Lot Shape:

DOM

**25**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Other**

**Parking Pad**

Utilities and Features

Roof: **Asphalt**

Heating: **Central**

Sewer:

Ext Feat: **Other**

Construction:

**Other**

Flooring:

**Carpet,Tile,Vinyl**

Water Source:

Fnd/Bsm:

**Poured Concrete**

Kitchen Appl:

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

Int Feat:

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

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`6" x 4`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`7" x 9`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`10" x 14`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`10" x 14`6"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>5`11" x 9`0"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`9" x 9`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`3" x 12`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`5" x 12`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`2" x 14`9"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>5`1" x 9`8"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`8" x 10`8"</b>	<b>Kitchen</b>	<b>Basement</b>	<b>6`4" x 6`3"</b>
<b>Game Room</b>	<b>Basement</b>	<b>14`2" x 26`8"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>7`0" x 11`7"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-Gm**

**1612130**

Remarks

Pub Rmks:

Welcome to this charming semi-detached home nestled in the highly sought-after community of Cornerstone! With its excellent location and inviting features, this property offers a delightful living experience for you and your family. As you step inside, you'll be greeted by an open-concept main floor that exudes a sense of airiness and comfort. The heart of this home is the generously-sized and stylish modern kitchen. Its sleek design is accentuated by the elegant quartz countertops, providing ample space for meal preparation, culinary creativity, and entertaining guests. The pristine white quartz surfaces beautifully blend in with the modern cabinetry, creating a luxurious and inviting ambiance. Located at the back of the house, you'll find a convenient mudroom—a functional space designed to keep things organized and tidy. Say goodbye to cluttered entryways as this mudroom provides an ideal spot to store coats, shoes, and everyday essentials. This lovely home has three spacious bedrooms, providing ample space for relaxation and rest. The large primary bedroom comes with an en-suite bathroom, ensuring convenience and privacy. Additionally, there are two more well-appointed bathrooms, perfect for accommodating guests and family members alike. A standout feature of this home is the Illegal basement suite, which comes equipped with 1 additional bedrooms, a full bathroom, and a kitchen area. Whether you need a home office, a cozy media room, or a private living area for extended family members, this versatile space has you covered. The low-maintenance yard is a haven for those who prefer leisure over extensive yard work. Enjoy outdoor gatherings, barbecues, or simply unwind in this serene space without the hassle of constant upkeep. The location couldn't be more ideal! Cornerstone offers a vibrant and family-friendly community with an abundance of amenities within close proximity. The neighborhood is well-connected, making commuting a breeze, and it also ensures easy access to schools, shopping centers, dining options, and various entertainment venues. Don't miss the chance to make this charming semi-detached home in Cornerstone your own! Experience comfort, convenience, and community living at its finest. Book a showing today and seize this wonderful opportunity to create lasting memories in a place you can proudly call home.

Inclusions:  
Property Listed By:

**NA**  
**MaxWell Central**

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







