

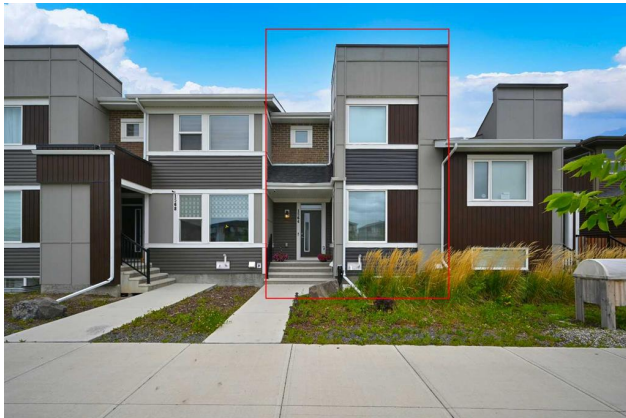


THE
A-TEAM

**RE/MAX
FIRST**

1564 CORNERSTONE Boulevard, Calgary T3N 1H3

MLS®#: **A2132222** Area: **Cornerstone** Listing Date: **05/22/24** List Price: **\$599,888**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2016**
Lot Information
 Lot Sz Ar: **206 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,441**
 Low Sqft:
 Ttl Sqft: **1,441**

DOM

34
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Linoleum**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`7" x 12`5"	Kitchen	Main	10`1" x 16`3"
Dining Room	Main	9`3" x 12`8"	Bedroom	Main	11`1" x 8`11"
2pc Bathroom	Main	5`0" x 5`1"	Bedroom - Primary	Second	13`0" x 14`7"
Bedroom	Second	9`5" x 11`4"	Bedroom	Second	9`7" x 11`2"
5pc Ensuite bath	Second	8`0" x 9`1"	4pc Bathroom	Second	8`0" x 5`0"
Laundry	Second	7`0" x 5`3"	Bedroom	Basement	10`6" x 11`5"
3pc Bathroom	Basement	7`5" x 6`9"	Game Room	Basement	19`6" x 21`0"

Furnace/Utility Room

Basement

8`6" x 7`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1612130

Zoning:

R-Gm

Remarks

Pub Rmks:

Welcome to 1564 Cornerstone Blvd NE, where NO CONDO FEE living awaits in the sought-after, amenity-rich community of Cornerstone in NE Calgary. This impeccable home is tailor-made for first-time buyers, boasting 4 bedrooms, 3.5 bathrooms, and 1517 sq.ft. of finished space, loaded with upgrades for modern living. Step into the bright and inviting main floor, where high ceilings and an open floor plan create a spacious ambiance. The modern kitchen is the heart of the home, featuring a kitchen island, stainless steel appliances, and a pantry, while the adjacent dining area and living room offer ample space for gatherings. A convenient 2-piece bath and a versatile bedroom/flex room complete the main floor layout. Upstairs, retreat to the large primary bedroom with a walk-in closet and ensuite 4-piece spa-like bath. Two additional bedrooms, a full bathroom, and convenient laundry facilities provide comfort and convenience for the whole family. The fully finished basement offers additional living space, complete with a huge living room, wet bar, full bathroom, and a good-sized bedroom. Outside, the fully fenced backyard with a deck offers space for outdoor enjoyment, with the added bonus of a gravel pad ready for a double detached garage. Cornerstone is a vibrant community in the Northeast, offering proximity to schools, shopping, dining, YYC Airport, major highways, and public transportation. With vast green spaces and pathway systems, an active lifestyle is easily embraced. Don't miss out on this incredible opportunity to own a home with NO CONDO FEES and abundant upgrades. Schedule your private tour today and make this amazing house your new home!

Inclusions:

Property Listed By:

N/A

eXp Realty

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







