



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1327 CORNERSTONE STREET Street, Calgary T3N 2L6**

MLS®#: **A2137204**

Area: **Cornerstone**

Listing Date: **06/01/24**

List Price: **\$1,139,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,910 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,839**

Low Sqft:

Ttl Sqft: **2,839**

DOM

**27**

Layout

Beds: **5 (5 )**

Baths: **4.0 (4 0)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,No Neighbours Behind,Views**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **BBQ gas line,Private Entrance,Private Yard**

Construction: **Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Built-In Gas Range,Built-In Oven,Dishwasher,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Primary Downstairs,Quartz Counters,Smart Home,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>6`5" x 8`7"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`3" x 10`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`1" x 14`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`7" x 16`0"</b>
<b>Family Room</b>	<b>Main</b>	<b>13`1" x 16`7"</b>	<b>Spice Kitchen</b>	<b>Main</b>	<b>7`11" x 9`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`1" x 12`3"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>11`7" x 6`0"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>5`9" x 8`5"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>11`9" x 12`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`9" x 11`2"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`8" x 12`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`5" x 14`8"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`3" x 16`8"</b>

**Bonus Room  
Walk-In Closet**

**Second  
Second**

**13`3" x 15`11"  
11`8" x 7`1"**

**Laundry**

**Second**

**9`5" x 6`1"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2311614**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Brand New Quick possession EAST FACING Home in Cornerstone NE | 2 Story | 2839.25 SQFT | 5-Bedrooms | Main-floor bedroom | 4 Full-Bathrooms | Open Floor Plan with 10 feet ceiling's on the main-floor | High Ceilings | Dream Kitchen | Spice Kitchen | Loaded with upgrades | Formal Living Room | Family Room | Upper Level Family/bonus Room | Upper Level Laundry | Spacious Yard & Much More | WALKOUT BASEMENT | This Extraordinary opportunity to own this newly built home in the new modern community of Cornerstone, with conveniently quick access to Stoney Trail & Country Hills. This 2 storey home offers a noteworthy floor plan with extensive upgrades. The main floor features 9' ceilings, a full bedroom room/Den/Office with a full bathroom, an open concept kitchen with floor to ceiling cabinetry with a Grand kitchen Island, Quartz countertops through out the home, Upgraded stainless steel appliances, Spice Kitchen & a pantry, a spacious formal living room & Family room with a Fire place & Dining over looking the west facing yard and a (WALKOUT) unspoiled 9' ceiling basement awaiting your design! Second floor boasts to Bonus room, Master bedroom with a large 5 pc ensuite & a Walk-in closet, 3 Additional bedrooms with an additional 4pc bathroom, laundry room. Book a showing today to view this lovely home to get the full experience of all it has to offer or visit the 3D Tour!!**

Inclusions:  
Property Listed By:

**N/A  
AMG Realty**

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



















