



THE
A-TEAM

**RE/MAX
FIRST**

65 CORNERSTONE Manor, Calgary T3N 1G5

MLS®#: **A2139778** Area: **Cornerstone** Listing **06/11/24** List Price: **\$714,900**
 Status: **Active** County: **Calgary** Change: **-\$15k, 25-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **3,024 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,140**
 Low Sqft:
 Ttl Sqft: **2,140**

DOM

19
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **2**

Access:

Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Attached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Mixed**
 Flooring: **Carpet,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Window Coverings**
 Int Feat: **Kitchen Island**
 Utilities:

Room Information

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

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1612130

Zoning:
R-G

Remarks

Pub Rmks:

Amazing Design! Unique in Features! Central Air Conditioned and Heated Garage! All that a Single Family Home has to offer & More! Creating a Stylish lifestyle featuring a courtyard Living space w/ a Double Attached Rear Garage allows you to truly enjoy a beautiful Front Exterior w/ a lovely Bank of Windows overlooking the front walk. You are welcomed to a beautifully designed Living Space to Maximized your life! The Gorgeous Great Room invites you in w/ a dedicated space that opens up to a beautiful Kitchen offering an abundance of Counters, Sleek Stainless Steel SAMSUNG appliances, One of the Largest pantries you will see, Beautiful extended Flush Centre Island & a spacious & bright Designated Dining Area-Ideal for all entertaining. You will discover 3 Bedrooms on the Upper level w/ the Master boasting a 5pc en suite w/ walk-in Huge closet. 2nd floor Laundry & beautiful front BONUS RM offers an additional living space while the unfinished Basement offers 3pc Roughed-In Plumbing for ease of finishing & your wonderful design ideas! Welcome Home!

Inclusions:
Property Listed By:

NA
RE/MAX Complete Realty

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









