



THE
A-TEAM

**RE/MAX
FIRST**

52 CORNERSTONE Link, Calgary T3N2J6

MLS®#: **A2143698**

Area: **Cornerstone**

Listing Date: **06/21/24**

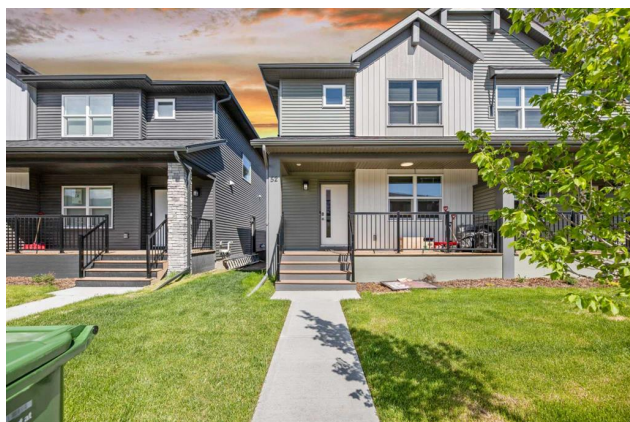
List Price: **\$689,900**

Status: **Pending**

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:

1,639

Year Built:

2023

Low Sqft:

Ttl Sqft:

1,639

Lot Information

Lot Sz Ar:

2,680 sqft

Lot Shape:

DOM

9

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Level

Park Feat:

Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central,Forced Air**

Sewer:

Ext Feat: **Garden**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Dishwasher,Gas Cooktop,Oven-Built-In,Washer/Dryer Stacked,Window Coverings

Int Feat:

Built-in Features,High Ceilings,Kitchen Island,Quartz Counters,Walk-In Closet(s)

Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|-----------------|-----------------------|-------------------------|-----------------|----------------------|
| Bedroom - Primary | Upper | 14`10" x 10`6" | Bedroom | Upper | 12`10" x 9`3" |
| Bedroom | Upper | 10`5" x 9`2" | Bedroom | Basement | 8`8" x 8`4" |
| Bedroom | Basement | 11`7" x 8`7" | Bonus Room | Upper | 12`11" x 9`9" |
| 2pc Bathroom | Main | 5`3" x 4`9" | 4pc Ensuite bath | Upper | 7`10" x 6`6" |
| 4pc Bathroom | Basement | 7`6" x 4`11" | 4pc Bathroom | Suite | 7`11" x 4`10" |
| Living Room | Main | 17`11" x 13`0" | Kitchen | Main | 14`6" x 12`9" |
| Dining Room | Main | 13`0" x 7`0" | Living Room | Basement | 14`6" x 8`3" |

Title: **Fee Simple**
 Zoning: **R-Gm**
 Legal Desc: **2310222**

Remarks

Pub Rmks: **Welcome to your dream home! This stunning half duplex offers more than 2300 square feet of luxurious living space, designed with exceptional attention to detail and modern elegance. ** Main Floor** **Gourmet Kitchen**: The heart of this home is its gorgeous, huge gourmet kitchen. It features all Samsung appliances, including a 36 inch cooktop stove/Chimney and an extra-long kitchen island, perfect for entertaining. The kitchen also includes pull-out garbage and a convenient soap and sponge holder, as well as a spacious pantry. **Living and Dining Areas**: The open-concept main floor boasts a big-sized living room and a dining area, creating a perfect space for family gatherings and entertaining guests. **Extra Pot Lights and Upgraded Fixtures**: Enjoy the ambiance created by extra pot lights throughout the main floor and upper floor, coupled with upgraded light fixtures that make this home more appealing than a showhome. All Appliances can be controller though phone including washer/dryer,chimney,gas cooktop **Upper Floor** **Primary Bedroom Suite**: gorgeous stairs leads to the upper floor, where you'll find a large primary bedroom complete with a walk-in closet and a luxurious 4-piece ensuite. The ensuite is enhanced with extra drawers for all your storage needs. **Additional Bedrooms and Bonus Room**: Two more good-sized bedrooms and a beautiful bonus room provide ample space for a growing family or guests. **Convenient Laundry**: The upper floor also includes a stacked laundry area for your convenience. ** Legal Suite** The cherry on top of this remarkable property is the beautiful legal suite, featuring: **Two Good-Sized Bedrooms**: Perfect for extended family, guests, or rental income. **Huge Kitchen**: A fully-equipped kitchen provides everything needed for independent living. **Living Area and Bathroom**: A spacious living area and a 4-piece washroom ensure comfort and privacy. **Separate Entrance**: The legal suite has its own entrance to the furnace room, offering complete independence. ** Huge help in getting Mortgage approval with suite** **Prime Location** This exceptional property is located in a prime area with numerous nearby amenities, including: **Shopping and Dining**: Right behind the Chalo FreshCo Plaza and within walking distance to Skypoint Plaza, offering a variety of shopping and dining options. **Future Gurdwara nearby for your spiritual and community needs. **Easy Access to Major Roads**: Seconds to Stoney Trail, Metis Trail, and 36 Street, providing seamless connectivity to the rest of the city. **Close to Airport**: Just a 10-minute drive to the airport, perfect for frequent travelers. This must-see house is thoughtfully planned with love and includes everything you need for a comfortable and stylish home. Don't miss the opportunity to own this exquisite property that truly has it all. Schedule your viewing today and experience the beauty and**

Inclusions: **None**
 Property Listed By: **MaxWell Central**

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



