

1407 CORNERSTONE Boulevard, Calgary T3N1R9

MLS®#: **A2143947** Area: **Cornerstone** Listing Date: **06/28/24** List Price: **\$665,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,712 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,578**
 Low Sqft:
 Ttl Sqft: **1,578**

DOM

4
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`0" x 10`10"	Dining Room	Main	7`0" x 10`7"
3pc Bathroom	Main	7`4" x 4`11"	Bedroom	Main	10`10" x 8`3"
Bedroom - Primary	Upper	14`4" x 10`6"	4pc Ensuite bath	Upper	8`4" x 8`5"
4pc Bathroom	Upper	7`2" x 4`11"	Bedroom	Upper	10`7" x 9`8"
Bedroom	Upper	12`6" x 9`2"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1910592

Zoning:
R-Gm

Remarks

Pub Rmks: **Brand new - Quick Possession - END UNIT-NO CONDO FEE'S - highly sought after row/townhouse located in the desirable community of Cornerbrook, NE Calgary. The main floor is comprised of a 9'ft ceiling, spacious living room, dining room, main floor bedroom and a full 3-piece main floor bathroom. The second level contains a 4-piece bathroom, 2 good sized bedrooms, in-unit side by side laundry and an owners retreat. The primary 4 piece en-suite includes full tile to ceiling shower stand-up shower, and double vanity sinks. Loaded with LVP flooring, titled front foyer, tiled washrooms and laundry room, quartz counter tops, upgraded lighting package, stainless steel appliances .. Don't settle for less and enjoy your very own private backyard that leads to a detached double car garage. Located in front of a green field, in proximity to the newly opened grocery store, banks, restaurants and minuet away from the Calgary International Airport. Book your tour today!**

Inclusions: **NA**
Property Listed By: **RE/MAX Complete Realty**

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







