

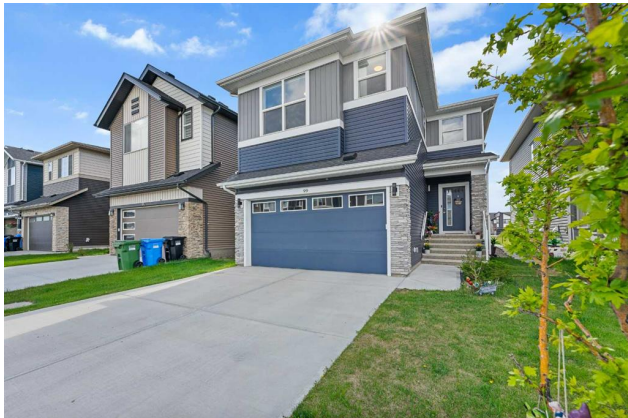


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**99 CORNERSTONE Road, Calgary T3N 1R7**

MLS®#: **A2145282**      Area: **Cornerstone**      Listing Date: **06/28/24**      List Price: **\$874,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2021**  
Lot Information  
 Lot Sz Ar: **3,860 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,614**  
 Low Sqft:  
 Ttl Sqft: **2,614**

DOM

**7**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape**  
 Park Feat: **Double Garage Attached,Driveway,Garage Faces Front,On Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Playground,Private Entrance,Private Yard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Bathroom Rough-in,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	3`2" x 6`11"	Dining Room	Main	11`11" x 9`10"
Kitchen	Main	15`8" x 16`10"	Living Room	Main	13`1" x 17`11"
Office	Main	9`10" x 12`0"	Spice Kitchen	Main	6`11" x 9`3"
4pc Bathroom	Upper	1`11" x 5`0"	5pc Ensuite bath	Upper	10`10" x 12`9"
Bedroom	Upper	12`0" x 14`11"	Bedroom	Upper	11`1" x 11`11"
Bedroom	Upper	10`11" x 12`0"	Laundry	Upper	9`4" x 5`8"
Bedroom - Primary	Upper	13`10" x 15`6"	Game Room	Upper	13`10" x 19`3"

Walk-In Closet

Upper

10`10" x 6`9"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-G

1910592

Remarks

Pub Rmks:

**Conventional Lot, Backing Onto Park | No Neighbors Behind | East/West Facing | Stunning Finishes | Spice Kitchen with Gas Cooktop | Chef's Kitchen with Gas Cooktop | Quartz Countertops Throughout | Built-in Stainless Steel Appliances | Full Height Cabinets | Main Level Office | Incredible Living Space | Large Windows | 4-Bedrooms | 2.5-Bathrooms | Upper Level Family Room | Upper Level Laundry Room | Unfinished Basement with Legal Suite Permit | Front Attached Garage | Great Backyard. Welcome to your beautiful home in Cornerstone in the family friendly neighborhood backing onto a park! This home boasts 2614 SqFt throughout the main and upper levels with an additional 1040 SqFt in the unfinished basement with a legal basement suite permit for the future! The main level opens to a foyer with 18 Ft ceilings and closet storage. The open floor plan kitchen, dining and living rooms make this a perfect home for entertaining friends and family. The chef's kitchen is finished with full height cabinets, built-in stainless steel appliances, a gas cooktop, quartz countertops, modern backsplash and a grand centre island with barstool seating. Keep this kitchen sparkling and use the spice kitchen which is outfitted with a gas cooktop, stainless steel range hood and double basin sink. The spice kitchen is outfitted with pantry storage for dry goods. This connects through to the mudroom and interior garage door making grocery drop off easy! The dining and living rooms are bright with natural light as they face West overlooking the backyard and park! Off the dining room is a door that leads to the backyard making indoor/outdoor living easy! The living room is centred with an electric fireplace with a floor to ceilings stone accent wall. The main level home office is a great addition to a work-from-home lifestyle or even a space for overnight guests. Upstairs is finished with plush carpet flooring throughout the 4 bedrooms and family room. The primary bedroom is expansive, this is paired with a walk-in closet and a 5pc ensuite bathroom with a deep soaking jet tub, walk-in shower, double vanity and private washing closet. Bedrooms 2, 3 & 4 are all great sized! These share the main 4pc bathroom with a tub/shower combo. The upper-level family room is a great space for evening relaxation with the family! Downstairs is an unfinished basement with a permit for a legal basement suite which is a great option for the future! Outside is a great yard that backs directly onto the park! This home is located a minutes' walk from the future K-6 public school site! The front attached garage and driveway allow for 4 vehicles to be parked at any time with street parking readily available too! Hurry and book a showing at this incredible home today!**

Inclusions:

Property Listed By:

N/A

RE/MAX Crown

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

