



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3 CORNERSTONE Row, Calgary T3N 2K4**

MLS®#: **A2146829**      Area: **Cornerstone**      Listing Date: **07/17/24**      List Price: **\$519,990**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Finished Floor Area  
 Abv Sqft: **1,357**  
 Low Sqft:  
 Ttl Sqft: **1,357**

DOM

**61**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

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

Access:

Lot Feat: **Corner Lot,Front Yard,Landscaped,Level,Street Lighting**  
 Park Feat: **Covered,Double Garage Attached,Driveway,Garage Faces Rear,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard,Central,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Built-in Features,Chandelier,Closet Organizers,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
Furnace/Utility Room	Main	9`3" x 5`2"
Breakfast Nook	Second	5`4" x 10`8"
Kitchen	Second	9`7" x 13`10"
Living Room	Second	10`5" x 16`0"
3pc Ensuite bath	Third	7`11" x 4`11"
Bedroom	Third	8`11" x 10`0"

Room	Level	Dimensions
Foyer	Main	13`0" x 4`10"
2pc Bathroom	Second	4`11" x 4`11"
Dining Room	Second	8`6" x 12`5"
Bedroom - Primary	Third	11`4" x 109`9"
4pc Bathroom	Third	6`7" x 8`11"
Bedroom	Third	8`10" x 11`4"

Legal/Tax/Financial

Condo Fee:  
**\$203**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-G**

Legal Desc: **2312138**

Remarks

Pub Rmks: **Welcome to your BRAND NEW, SHOW HOME UNIT, 3-storey townhome in the vibrant community of Cornerstone, NE Calgary. This stunning townhouse, available for quick possession, features 3 spacious bedrooms and 2.5 modern bathrooms. Enjoy an open concept floor plan adorned with luxurious LVP flooring and elegantly tiled washrooms. The front foyer welcomes you with style, leading to a kitchen equipped with quartz countertops, pot lights, and stainless steel appliances under high, textured ceilings. This home offers the convenience of a tandem garage and is situated near essential amenities including the new Chalo-Fresho, Tim Hortons, RBC plaza, and a bus stand right in front of the complex. Proximity to the new Sikh Gurudwara, a future train station, and future school sites makes this location ideal for families and commuters alike. Flexible possession timelines are available in 2, 4, 6, 8, and 12 months, allowing you to move in at your convenience. Enjoy low condo fees in this meticulously designed townhouse complex. Don't miss the opportunity to make this beautiful property your new home!**

Inclusions: **N/A**  
Property Listed By: **Real Broker**

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