



THE
A-TEAM

**RE/MAX
FIRST**

50 CORNER RIDGE Mews, Calgary T3N 1B9

MLS®#: **A2151333**

Area: **Cornerstone**

Listing Date: **07/20/24**

List Price: **\$654,900**

Status: **Pending**

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: **3,379 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,640**
Low Sqft:
Ttl Sqft: **1,640**

DOM

58
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground**

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

Kitchen Appl: **Dishwasher,Dryer,ENERGY STAR Qualified Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator**
Int Feat: **Ceiling Fan(s),Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 4`11"
Kitchen	Main	13`1" x 12`8"
4pc Bathroom	Second	5`1" x 7`10"
Bedroom	Second	9`4" x 12`6"
Bonus Room	Second	12`10" x 12`6"
Living Room	Basement	17`7" x 37`11"

Room	Level	Dimensions
Dining Room	Main	13`1" x 10`10"
Living Room	Main	15`0" x 15`11"
4pc Ensuite bath	Second	8`0" x 7`0"
Bedroom	Second	9`5" x 10`2"
Bedroom - Primary	Second	10`8" x 15`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2010988

Remarks

Pub Rmks: **** Back on the market due to financing** Welcome to this meticulously crafted home, nestled in the vibrant community of Cornerstone. This beautiful home is built by an award winning builder, Shane Homes which shows beautiful with all the upgrades. This residence offers modern elegance and thoughtful design. Step inside to discover an open-concept main floor, flooded with natural light. The expansive layout provides ample space for perfect for entertaining and daily living. The heart of the home is the perfectly sized kitchen, complete with upgraded Range Hood Fan & Gas Stove and then you have a pantry for all your culinary needs. A convenient half bathroom adds to the main floor's functionality. As you ascend the staircase to the second floor, a bonus room awaits—a versatile area perfect for a home office, playroom, or entertainment purpose. Upstairs, you'll find three generously sized bedrooms. The master bedroom boasts its own ensuite, offering a private retreat and walk-in closet. The basement holds incredible potential. With a separate side entrance, it's a blank canvas awaiting your creative touch. Imagine a home gym, entertainment space, or even a guest suite—the possibilities are endless. The home is situated within walking distance to a bus stop, It also offers easy access to Stoney Trail and near-by shopping centres. Don't miss out on this exceptional home! Contact us today to schedule a viewing.**

Inclusions:
Property Listed By: **N/A**
Five Star Realty

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





