



THE
A-TEAM

**RE/MAX
FIRST**

63 CORNERSTONE Passage, Calgary T3N 1G1

MLS®#: **A2152676** Area: **Cornerstone** Listing Date: **07/28/24** List Price: **\$769,000**
 Status: **Active** County: **Calgary** Change: **-\$31k, 06-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **3,196 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,183**
 Low Sqft:
 Ttl Sqft: **2,183**

DOM

52
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bar,Beamed Ceilings,Ceiling Fan(s),Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Tankless Hot Water,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`1" x 3`0"	Dining Room	Main	13`2" x 11`1"
Kitchen	Main	15`0" x 16`6"	Living Room	Main	13`11" x 13`8"
Mud Room	Main	8`4" x 8`4"	Office	Main	8`6" x 9`2"
3pc Bathroom	Upper	5`4" x 9`8"	5pc Ensuite bath	Upper	9`4" x 10`2"
Bedroom	Upper	10`9" x 10`2"	Bedroom	Upper	10`8" x 10`6"
Bonus Room	Upper	11`3" x 12`0"	Laundry	Upper	6`11" x 5`5"
Bedroom - Primary	Upper	13`1" x 13`8"	Walk-In Closet	Upper	9`6" x 7`8"

**4pc Bathroom
Family Room
Game Room
Foyer**

**Basement
Basement
Basement
Main**

**8`3" x 4`11"
11`11" x 16`3"
23`0" x 12`3"
10`1" x 9`2"**

**Kitchenette
Dining Room
Furnace/Utility Room**

**Basement
Basement
Basement**

**9`0" x 7`7"
10`11" x 8`5"
8`3" x 8`1"**

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1612130

Zoning:
R-G

Remarks

Pub Rmks:

Hail Special !!!!! Huge price reduction with quick possession availability. Welcome to this fantastic house with subtle touches of elegance nestled in a convenient and charming location in Cornerstone, conveys luxury and is as stylish as it is functional throughout boasting great attention to detail to create a feast for the eyes and comfort to the soul. This absolute pinnacle of living with DOUBLE ATTACHED GARAGE with 50 Amp EV Charger AND FULLY FINISHED BASEMENT is designed for ultimate entertaining to intrigue all the senses offers rooms of privacy and relaxation, but also entertainment on a grand scale. A blend of traditional beauty and modern design with exceptional natural light throughout creating a beautiful aesthetic of livability. As you enter the grand foyer your eyes are taken by the elegance of the main level offers an impressive living room awaits and leads you to a chef's dream kitchen, adjacent dining area, powder room, main floor office and a leading door to a tiered concrete patio in the gorgeous fully fenced sideyard providing year-round enjoyment. Upper level offers a decadent master suite boasts a huge walk-in closet, two more good sized bedrooms, full bathroom and a spacious bonus room exudes quality with not to be missed is the convenience of upper floor laundry facilities. Delightful lower level was developed by the builder offers a spacious bedroom, huge family room, a full bathroom and a wet bar completes this level. Curb appeal abounds for this charming house showcases diversity of living with an ease of access to all the nearby amenities. While maintaining an intimate charm, this well kept secret exemplifying the best of Cornerstone offers a modern, family-friendly lifestyle to enjoy for many years to come. Kindly book your private viewing today as this home offers unequalled opportunity, don't hesitate and lose out on this incredible offering as this house must be seen to truly be appreciated for all that it is!

Inclusions:
Property Listed By:

**n/a
Prep Ultra**

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