

## 1564 CORNERSTONE Boulevard, Calgary T3N 1H3

Sewer:

MLS®#: A2152824 Listing 07/26/24 List Price: **\$578,888** Area: Cornerstone

Status: Active County: Calgary Change: +\$30k, 29-Jul Association: Fort McMurray

Date:



**General Information** 

Prop Type: Sub Type: Row/Townhouse

City/Town: Calgary Year Built: 2016

Lot Sz Ar: Lot Shape:

2,228 sqft

Residential

Finished Floor Area

Abv Saft: Low Sqft:

Ttl Sqft:

1,441

1,441

**Parking** Ttl Park: 2

5 (41)

3.5 (3 1)

2 Storey

Garage Sz:

DOM

<u>Layout</u>

Beds:

Baths:

Style:

52

Access:

Back Lane, Back Yard, Rectangular Lot Lot Feat:

Park Feat: Off Street, Parking Pad

## Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas **Concrete, Wood Frame** 

Flooring:

Ext Feat: Carpet,Linoleum None

Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer

Int Feat: High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

Utilities: **Room Information** 

|                  |              | _, ,              | _                 |              |                   |
|------------------|--------------|-------------------|-------------------|--------------|-------------------|
| <u>Room</u>      | <u>Level</u> | <u>Dimensions</u> | <u>Room</u>       | <u>Level</u> | <u>Dimensions</u> |
| Living Room      | Main         | 11`7" x 12`5"     | Kitchen           | Main         | 10`1" x 16`3"     |
| Dining Room      | Main         | 9`3" x 12`8"      | Bedroom           | Main         | 11`1" x 8`11"     |
| 2pc Bathroom     | Main         | 5`0" x 5`1"       | Bedroom - Primary | Upper        | 13`0" x 14`7"     |
| Bedroom          | Main         | 9`5" x 11`4"      | Bedroom           | Main         | 9`7" x 11`2"      |
| 5pc Ensuite bath | Upper        | 8`0" x 9`1"       | Laundry           | Upper        | 7`0" x 5`3"       |
| 4pc Bathroom     | Upper        | 8`0" x 5`0"       | 3pc Bathroom      | Basement     | 7`5" x 6`9"       |
| Redroom          | Basement     | 10`6" x 11`5"     | Game Room         | Rasement     | 19`6" x 21`0"     |

| Furnace/Utility Room | Basement   | 8`6" x 7`0"         |  |  |  |
|----------------------|--|---------------------|--|--|--|
|                      |  | Legal/Tax/Financial |  |  |  |
| Title:               |  | Zoning:             |  |  |  |
| Fee Simple           |  | R-Gm                |  |  |  |
| Legal Desc:          | 1612130  |                     |  |  |  |
|                      |  | Remarks             |  |  |  |
| Pub Rmks:            | Discover the perfect home for first-time buyers in the amenity-rich, family-friendly community of Cornerstone, NE Calgary. This beautifully maintained property boasts 5 bedrooms, 3.5 bathrooms, and 1,441.20 sq.ft. of upgraded living space. Step into a bright, inviting main floor featuring high ceilings and an open floor plan. The modern kitchen is the heart of this home, equipped with a kitchen island, stainless steel appliances, and a pantry. Adjacent dining and living areas offer ample space for gatherings. The main floor also includes a convenient 2-piece bath and a versatile bedroom/flex room. Upstairs, retreat to the large primary bedroom with a walk-in closet and an ensuite 5-piece spa-like bath. Two additional bedrooms, a full bathroom, and laundry facilities complete the upper level, providing comfort and convenience for the entire family. The fully finished basement extends your living space with a huge living room, a wet bar, a full bathroom, and a generously sized bedroom. Outside, enjoy the fully fenced backyard with a deck, perfect for outdoor relaxation. There's also a gravel pad ready for a double detached garage. Cornerstone offers a vibrant lifestyle with proximity to schools, shopping, dining, YYC Airport, major highways, and public transportation. Embrace an active lifestyle with the community's vast green spaces and pathway systems. Don't miss out on this incredible opportunity to own a home with no condo fees and abundant upgrades. Schedule your private tour today and make 1564 Cornerstone Blvd NE your new home! |                     |  |  |  |

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