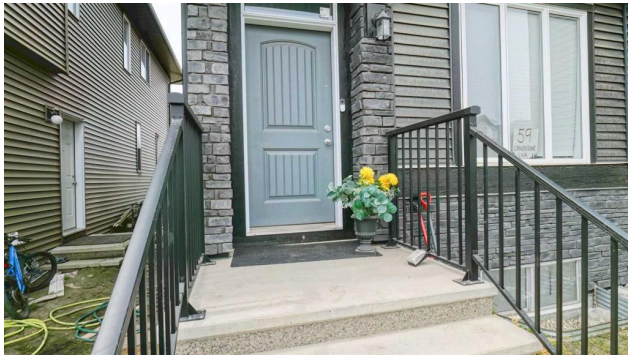


59 CORNERSTONE Link, Calgary T3N 2J6

MLS® #: **A2153235** Area: **Cornerstone** Listing Date: **07/31/24** List Price: **\$679,786**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2022**
 Lot Information
 Lot Sz Ar: **2,346 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Level,Rectangular Lot**
 Park Feat: **Off Street,Parking Pad**

DOM

49
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Laminate**
 Sewer: Ext Feat: **Lighting** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	6`0" x 3`11"	Living Room	Main	13`1" x 10`5"
Dining Room	Main	14`6" x 11`8"	Kitchen	Main	16`11" x 15`9"
2pc Bathroom	Main	5`0" x 4`11"	Bedroom - Primary	Second	13`8" x 10`11"
4pc Ensuite bath	Second	7`5" x 4`11"	Bedroom	Second	10`11" x 9`2"
Bedroom	Second	10`9" x 9`0"	4pc Bathroom	Second	7`6" x 4`11"
Laundry	Second	5`11" x 5`4"	Game Room	Lower	22`10" x 11`5"
Kitchen With Eating Area	Lower	9`10" x 5`7"	Bedroom	Lower	9`11" x 14`4"
4pc Bathroom	Lower	7`4" x 4`11"	Laundry	Lower	4`6" x 3`0"
Furnace/Utility Room	Lower	9`6" x 8`11"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-Gm

2310222

Remarks

Pub Rmks: **Fully finished home with a LEGAL SUITE. Beautiful, clean and very well cared for home in the popular and young community of Cornerstone. Classy, open layout concept home with 9ft ceilings on main floor. Beautiful light laminate flooring through out the main level, lots of windows bringing in natural light. Very spacious living room for friends/family time as is the large dining space. The kitchen is ideal with a central island, lots of nice dark blue high cabinets plus a pantry, stainless steel appliances, quartz counter tops and a hood fan/microwave, Gas Stove and a side by side upgraded fridge model. There is also a 2 piece Guest bathroom on this floor. The top floor also has has a Primary bedroom with 4 piece Ensuite and a walk-in closet. 2 more good size bedrooms on this floor plus a 4 piece main bath room. Laundry on this level to make your life easy. All the bedrooms have walk-in closets. The top floor also has nice Tech space for office/ computer/ down load use. Fully finished lower level with a "Legal suite". Separate entrance, One bedroom with 2 closets, kitchen, living room, storage and laundry. There is a 2 car parking pad in the back. Central Air conditioning is also included in this beautiful clean home for you to enjoy and feel comfortable in the summer months. Perfect home for you!!!**

Inclusions: **N/A**
Property Listed By: **URBAN-REALTY.ca**

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







