



THE
A-TEAM

**RE/MAX
FIRST**

50 CORNERSTONE Passage #507, Calgary T3N2G1

MLS®#: **A2154200** Area: **Cornerstone** Listing Date: **07/31/24** List Price: **\$509,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 08-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2021**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Corner Lot**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,740**
 Low Sqft:
 Ttl Sqft: **1,740**

DOM

49
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Courtyard**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	11`3" x 9`2"	Furnace/Utility Room	Main	
2pc Bathroom	Second		Dining Room	Second	13`6" x 9`2"
Kitchen	Second	15`8" x 11`5"	Living Room	Second	15`8" x 12`6"
4pc Bathroom	Third		4pc Ensuite bath	Third	
Bedroom	Third	11`5" x 12`2"	Bedroom	Third	9`5" x 12`2"
Bedroom - Primary	Third	12`11" x 15`4"			

Legal/Tax/Financial

Condo Fee:
\$207

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **2210964**

Remarks

Pub Rmks: **4 BED 2.5 BATH | DOUBLE GARAGE | 1740 SQ.FT | CORNER UNIT | LOW CONDO FEE | Welcome to this stunning corner-unit, 4 bedroom townhouse located in the highly sought-after community of Cornerstone. This property features a side-by-side double-car, heated, attached garage, providing both convenience and comfort. The exterior of the home is a perfect blend of color and elegance, while the interior showcases a neutral color palette, making it move-in ready for any style preference. As you step inside, you'll be greeted by beautiful luxury vinyl plank flooring throughout, and large vinyl windows that flood the space with natural light, creating an open and airy atmosphere. The main level begins with a welcoming foyer that leads to a bedroom with a well-sized closet. This level also includes a utility room, a crawl space, and a dedicated storage closet, offering ample storage solutions. The hallway provides direct access to the attached garage, adding an extra layer of convenience. Moving to the second level, you'll find a practical and well-thought-out layout. A 2-piece bathroom and an additional hallway closet enhance the functionality of this floor. The open-concept design seamlessly connects the warm dining area to the kitchen, which is equipped with a pantry, a beautiful island, and stainless steel appliances. The spacious living room is perfect for entertaining guests, and it opens up to a secluded West-facing balcony, complete with a BBQ gas line, ideal for outdoor dining and relaxation. The third level houses two generously sized bedrooms that share a 4-piece bathroom. A dedicated laundry space on this level makes household chores a breeze. The primary bedroom is a true retreat, featuring a tasteful tray ceiling, a walk-in closet and a private 4-piece bathroom. Location is everything, and this townhouse is perfectly situated within walking distance to shopping plazas, a future school site, a bus stop, and a future regional park. Cornerstone is a highly desirable neighborhood known for its prime location and abundance of amenities. You'll have easy access to major roadways such as Stoney Trail, Country Hills Boulevard, and Deerfoot Trail. Additionally, the Calgary airport and Cross Iron Mall are just a short drive away. Don't miss the opportunity to own this beautiful townhouse in the vibrant and convenient community of Cornerstone. Contact us today to schedule a viewing!**

Inclusions: **None**
Property Listed By: **Real Broker**

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