

1328 CORNERSTONE Way, Calgary T3N 1Y2

MLS®#:	A2155310	Area:	Cornerstone	Listing Date:	09/04/24	List Price: \$679,999
Status:	Active	County:	Calgary	Change:	None	Association: Fort McMurray



	ral Information				
Туре:	Residential			14	
Гуре:	Semi Detached	(Half	<u>Layout</u>		
	Duplex)	Finished Floor Ar	<u>ea</u>	Beds:	5 (3 2)
Town:	Calgary	Abv Sqft:	1,603	Baths:	3.5 (3 1)
Built:	2021	Low Sqft:		Style:	2 Storey,Side by Side
<u>nformation</u>		Ttl Sqft:	1,603		
z Ar:	26,416 sqft			D	
hape:	-			Parking	
				Ttl Park:	2
				Garage Sz:	2
SS:					
eat:	Back Lane, Oth	er			
Feat:	Double Garage	Detached			

Utilities and Features

Roof: Heating: Sewer: Ext Feat:	Asphalt Shingle Central,Forced Air Private Entrance,Private Y	Construction: Concrete,Stone,Vinyl Siding, Flooring: Carpet,Tile,Vinyl Water Source: Fnd/Bsmt:	Concrete,Stone,Vinyl Siding,Wood Frame Flooring: Carpet,Tile,Vinyl Water Source:			
Kitchen Appl: Int Feat: Utilities:		r Conditioner,Dishwasher,Electric Stove,Ga ngs,Kitchen Island,No Animal Home,No Smc	• • • •	•	ghting,Separate Entrance,Storage	
Room Entrance 2pc Bathroom Mud Room 4pc Ensuite ba Walk-In Closet Laundry Bedroom	Main Ath Upper	<u>Dimensions</u> 5`8" x 7`11" 5`3" x 4`11" 5`2" x 6`0" 4`1" x 19`1" 5`0" x 4`9" 5`5" x 4`7" 8`2" x 13`7"	<u>Room</u> Dining Room Kitchen With Eating Area Storage Bedroom - Primary Bonus Room 4pc Bathroom Bedroom	<u>Level</u> Main Main Upper Upper Upper Upper	Dimensions 12`9" x 13`3" 11`2" x 16`3" 4`1" x 5`2" 11`10" x 14`4" 13`3" x 11`0" 8`1" x 4`11" 8`7" x 11`4"	

Bedroom Kitchen With Eating Area Bedroom	Basement Basement Basement	8`11" x 7`4" 9`11" x 12`7" 10`0" x 10`6"	Family Room Laundry 4pc Bathroom Legal/Tax/Financial	Basement Basement Basement	12`7" x 10`5" 3`3" x 5`8" 5`1" x 8`4"			
		-						
Title:		Zoning:						
Fee Simple	2011441	R-G						
Legal Desc:	2011441		Decision de la					
			Remarks					
Pub Rmks: Inclusions:	CORNERSTONE DUPLEX LEGAL BASEMENT SUITE SIDE ENTRANCE FULLY UPGRADED FENCED DOUBLE CAR-GARAGE Exceptional 5 BED, 3.5 Bath Semi- Detached Home in Cornerstone, Calgary. This meticulously maintained 2,227.3 sqft home, including the developed basement, offers modern amenities and investment potential. The main floor features an open-concept design with large windows that fill the space with natural light, along with a gourmet kitchen equipped with high-end appliances and gas burner. The legal basement suite impresses with 9-foot ceilings, large windows, custom porcelain tiles, wide plank flooring, LED pot lights, and a versatile den perfect for a home office. The home also boasts central air conditioning for year-round comfort and a fenced backyard with a gas BBQ connection. Located near Chalo FreshCo, banks, coffee shops, parks, and schools, with quick access to the airport. Contact me today to secure this beautiful property! N/A							
Property Listed By:	eXp Realty							
FIOPEILY LISTED BY:	enp neally							

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