



THE
A-TEAM

**RE/MAX
FIRST**

679 CORNERSTONE Way, Calgary T3N 1J6

MLS®#: **A2155922** Area: **Cornerstone** Listing Date: **08/09/24** List Price: **\$599,999**
 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: **2019**
 Lot Information
 Lot Sz Ar: **2,680 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Street Lighting,Rectangular Lot**
 Park Feat: **Off Street,Parking Pad**

Finished Floor Area
 Abv Sqft: **1,576**
 Low Sqft:
 Ttl Sqft: **1,576**

DOM

41
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Garden,Other,Playground,Private Entrance,Private Yard**
 Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Cooktop,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Chandelier,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 5`0"	Living Room	Main	12`10" x 14`7"
Dining Room	Main	14`11" x 11`1"	Kitchen	Main	12`11" x 13`3"
Bedroom - Primary	Upper	13`3" x 13`7"	Bedroom	Upper	9`1" x 10`5"
Bedroom	Upper	9`5" x 13`4"	4pc Bathroom	Upper	9`5" x 5`3"
3pc Ensuite bath	Upper	9`6" x 8`5"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-Gm

1712315

Remarks

Pub Rmks: **CORNERSTONE | DUPLEX | 1576.48 SQ. FT. | BASEMENT SIDE ENTRANCE | FULLY UPGRADED | FENCED | SUNNY SOUTH BACKYARD | NEAR SCHOOL BUS STOP . Seize the exceptional opportunity to own this beautiful DUPLEX , a perfect blend of modern elegance and functional design, nestled in the highly sought-after Cornerstone community. ** Near From the Future CBE Cornerstone School ** Beside the Soccer Playground ** Near Chalo FreshCo Plaza ** Welcome to 679 Cornerstone Way , a VERY WELL MAINTAINED PROPERTY waiting to be your next home. This 2019 Built duplex is fully upgraded with KNOCKDOWN CEILING , KITCHEN CABINETS , UPGRADED APPLIANCES, FLOOR and CARPET. The main floor offers a spacious living room, dining room, kitchen and half bathroom. The upper level offers 3 spacious bedrooms and 2 full bathroom, the primary bedroom features a walk-in closet , 3 pc ensuite bathroom. The upper level laundry is tucked into the hall closet to not take away any living space! Downstairs is an unfinished basement with a separate side entry ! Outside, the great backyard has a plenty of room for a dining set. The rear alley access plus street parking is readily available at the front of the home. The comfortable front porch is a bonus for a cool summer's evening when the kids are playing across the field. Check 3D tour and book a showing at this incredible home today!**

Inclusions:
Property Listed By: **N/A**
RE/MAX iRealty Innovations

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





679 Cornerstone Way NE, Calgary, AB

Main Floor Exterior Area 770.59 sq ft
Interior Area 706.80 sq ft



PREPARED: 2024/06/06

While regions are excluded from total floor area in GMS/CE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.







679 Cornerstone Way NE, Calgary, AB

Upper Floor Exterior Area 825.89 sq. ft.
Interior Area 745.00 sq. ft.
Excluded Area 8.09 sq. ft.



0 3 6 ft

PREPARED: 2004/08/06

While figures are excluded from total floor areas in GLUEC floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.





