

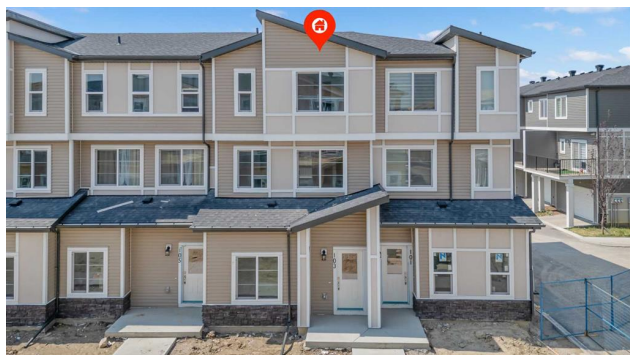


THE
A-TEAM

**RE/MAX
FIRST**

75 CORNERSTONE Row #103, Calgary T3N2K4

MLS® #: **A2157203** Area: **Cornerstone** Listing Date: **08/15/24** List Price: **\$489,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **1,400 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,409**
 Low Sqft:
 Ttl Sqft: **1,409**

DOM

34
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **2**

Access:

Lot Feat:
 Park Feat: **Other
 Double Garage Attached,Driveway,Tandem**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Garden**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Chandelier,Quartz Counters,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Furnace/Utility Room	Main	5`7" x 9`7"	2pc Bathroom	Second	5`5" x 5`0"
Dining Room	Second	11`7" x 5`4"	Kitchen	Second	14`11" x 11`4"
Living Room	Second	17`3" x 16`4"	3pc Ensuite bath	Third	5`11" x 8`6"
4pc Bathroom	Third	9`10" x 5`0"	Bedroom	Third	8`6" x 11`5"
Bedroom	Third	8`6" x 11`5"	Bedroom - Primary	Third	11`2" x 12`2"

Legal/Tax/Financial

Condo Fee: **\$214** Title: **Fee Simple** Zoning: **M-G**
 Fee Freq:

Monthly

Legal Desc: **2312138**

Remarks

Pub Rmks: **PREMIUM LOCATION-This townhome is situated in the heart of Cornerstone, offering unparalleled convenience with a wide array of amenities within close proximity. Residents can easily access popular spots such as Chalo-Fresco, Tim Hortons, Starbucks, and major banks like RBC, BMO, TD, and Scotiabank. For everyday essentials, a Shoppers Drug Mart is nearby, and various retail options, restaurants, and food outlets are just a short walk away. Families will appreciate the townhome's location within a safe, diverse neighborhood, enhanced by nearby playgrounds, perfect for children. Fitness enthusiasts will benefit from the Anytime Fitness gym, just 2 minutes away, while those needing a quick commute will find easy access to all major roads. The property is strategically located 10 minutes from CrossIron Mills and only 9 minutes from the nearest train station, making travel a breeze. This home features luxury finishes throughout, including quartz countertops in the kitchen and bathrooms, adding a touch of elegance to everyday living. The practical layout accommodates parking for up to 3 cars, making it ideal for a big family or households with multiple vehicles. With everything from grocery stores to dining options just moments away, this townhome offers a lifestyle of comfort and convenience in one of Cornerstone's most desirable areas.**

Inclusions: **N/A**
Property Listed By: **Century 21 Bravo Realty**

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