



THE
A-TEAM

**RE/MAX
FIRST**

126 CORNERSTONE Road, Calgary T3N 1R7

MLS®#: **A2157577** Area: **Cornerstone** Listing Date: **08/13/24** List Price: **\$765,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2019**
Lot Information
 Lot Sz Ar: **6,490 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,945**
 Low Sqft:
 Ttl Sqft: **1,945**

DOM

36
Layout
 Beds: **6 (4 2)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane, Pie Shaped Lot**
 Park Feat: **Double Garage Detached, Garage Door Opener, Gated, On Street, Oversized, RV Access/Parking, Secured**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line, Other, Private Yard**

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

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Washer/Dryer Stacked**
 Int Feat: **Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	13`6" x 12`3"	Bedroom	Upper	12`11" x 9`3"
Bedroom	Upper	12`11" x 9`3"	Bedroom	Main	10`6" x 9`11"
Bedroom	Basement	12`10" x 12`2"	Bedroom	Basement	11`5" x 9`7"
3pc Ensuite bath	Upper	10`2" x 4`11"	4pc Bathroom	Main	7`8" x 4`11"
4pc Bathroom	Upper	8`3" x 4`11"	4pc Bathroom	Basement	7`10" x 4`11"
Dining Room	Main	16`2" x 5`4"	Living Room	Main	17`3" x 13`6"
Office	Main	7`9" x 4`11"	Kitchen	Main	13`3" x 9`11"

Bonus Room
Living/Dining Room Combination

Upper
Basement

13`7" x 13`3"
14`7" x 11`0"

Furnace/Utility Room

Basement

9`6" x 6`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1910592

Remarks

Pub Rmks:

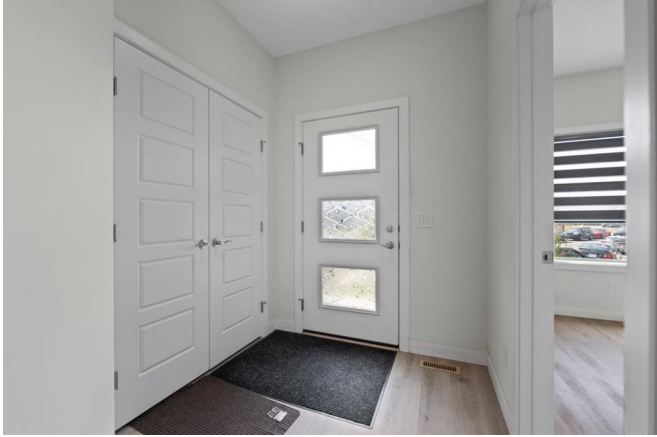
Welcome to 126 Cornerstone Road NE in Calgary, this remarkable property offers a perfect blend of modern living, spaciousness, and convenience. Built in 2019, this home spans 2,801 square feet of finished living space and sits on a generously sized 6,490 square foot lot, making it an ideal choice for families who value both comfort and room to grow. One of the standout features of this home is its 6 bedrooms and 4 bathrooms, providing ample space for family members and guests alike. The main floor is thoughtfully designed to include a full bedroom and bathroom, making it an excellent option for elderly parents or out-of-town guests who may prefer to avoid stairs. The spacious lot is complemented by a 24' x 24' double detached garage, offering ample storage space and parking. The gated fence adds an extra layer of security and privacy, making the outdoor area perfect for children to play or for hosting gatherings. For those looking to generate additional income or accommodate extended family, the basement offers a fantastic opportunity. With a separate entrance, the basement includes two bedrooms, one bathroom, a kitchen, and its own laundry facilities. This self-contained basement provides a versatile living space that can be rented out or used for family members seeking more privacy. The location of 126 Cornerstone Road NE adds to its appeal, with close proximity to shopping amenities and easy access to Stoney Trail. This ensures that residents have quick and convenient access to everything they need, from groceries to entertainment and commuting routes. This property is a rare find in Calgary's real estate market. With its combination of spacious living, modern amenities, and potential for rental income, it meets the needs of a wide range of buyers. Whether you're a growing family, looking for a home that can accommodate multigenerational living, or seeking an investment opportunity, this house offers everything you need. Don't miss out on the chance to make 126 Cornerstone Road NE your new home

Inclusions:
Property Listed By:

N/A
Real Broker

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











NEARBY AMENITIES

GROCERY STORES

- Nearest grocery stores:
- Chialoi FreshCo Cornerstone** ★ 3.8
1155 Cornerstone Blvd NE #100, Calgary
0.4 km • 2 mins
 - Fruiticana** ★ 3.6
6004 Country Hills Blvd NE #1900, Calgary
1.8 km • 4 mins
 - Skyview Grocery and Halal Meat** ★ 3.6
55 Skyview Ranch Rd NE #216, Calgary
4.3 km • 7 mins

CAFES

- Nearest cafes:
- Tim Hortons** ★ 2.4
1155 Cornerstone Blvd NE, Calgary
0.6 km • 2 mins
 - Chai Shai Cafe** ★ 4.6
3730 108 Ave NE #102, Calgary
4.0 km • 8 mins
 - BAKEOGRAPHY CAFE AND PATISserie** ★ 4.1
3730 108 Ave NE #214, Calgary
3.9 km • 8 mins

RESTAURANTS

- Nearest restaurants:
- barBURRETO** ★ 4.5
1155 Cornerstone Blvd NE Unit #1010, Calgary
0.8 km • 3 mins
 - Spice Room | Indian Restaurant Tandoor and Bar** ★ 4
6004 Country Hills Blvd NE #1860, Calgary
1.8 km • 4 mins
 - Lovely Sweet House** ★ 3
8004 Country Hills Blvd NE #1860, Calgary
1.6 km • 4 mins

PARKS

- Nearest parks:
- Cornerstone Park** ★ 5
488 Cornerstone Ave, Calgary
0.6 km • 2 mins
 - Cornerstone Meadows Heath Ne Park** ★ 4.5
Corner Meadows Heath NE, Calgary
2.1 km • 5 mins
 - Redstone Common Park** ★ 0
Calgary
2.3 km • 4 mins

TRANSIT

Nearest bus stop:
EB Cornerstone AV @ Cornerstone BV NE
0.7 km • 2 mins

Nearest LRT station:
Saddletowne Station
5.2 km • 11 mins

SCHOOLS

Public Separate Private

Nearest elementary school:
Prairie Sky School
201 Skyview Ranch Road Ne Calgary
2.2 km • 5 mins

Nearest junior high school:
Prairie Sky School
201 Skyview Ranch Road Ne Calgary
2.2 km • 5 mins

Nearest high school:
Nelson Mandela High School
45 Saddletowne Circle Ne Calgary
5.3 km • 10 mins

CITY CENTRE

Nearest metropolis:
Calgary
22.6 km • 26 mins

HOSPITAL

Nearest hospital:
Medicare Walk-in Clinic Country Hills
70 Country Hills Landing NW #103, Calgary
12.0 km • 18 mins

POLICE

Nearest police station:
Calgary Police Saddletowne
613 80 Ave NE, Calgary
5.6 km • 12 mins

FIRE STATION

Nearest fire station:
Skyview Ranch Fire Station No. 38