

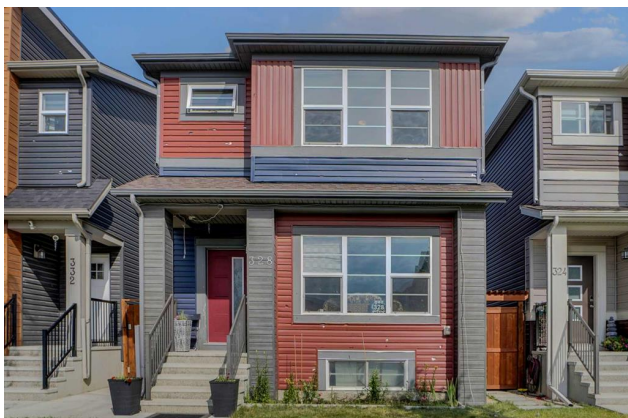


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**328 CORNERSTONE Passage, Calgary T3N 1G3**

MLS®#: **A2158295**      Area: **Cornerstone**      Listing Date: **08/16/24**      List Price: **\$749,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2017**  
Lot Information  
 Lot Sz Ar: **2,820 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,843**  
 Low Sqft:  
 Ttl Sqft: **1,843**

DOM

**33**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Front Yard,Landscaped,Level,Rectangular Lot**  
 Park Feat: **Double Garage Detached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Other,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **Kitchen Island,Pantry,Quartz Counters,Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`9" x 3`2"
Living Room	Main	12`5" x 15`2"
Dining Room	Main	12`4" x 6`0"
5pc Bathroom	Second	5`0" x 10`6"
Bedroom	Second	10`2" x 10`2"
Bedroom	Second	10`7" x 9`4"
Bedroom	Basement	11`5" x 8`5"

Room	Level	Dimensions
Family Room	Main	15`0" x 17`4"
Kitchen	Main	15`0" x 14`10"
3pc Ensuite bath	Second	5`11" x 9`1"
Bedroom - Primary	Second	13`3" x 14`8"
Bedroom	Second	10`2" x 12`5"
4pc Bathroom	Basement	6`2" x 6`2"
Bedroom	Basement	11`3" x 8`9"

**Game Room**

**Basement**

**33`9" x 12`4"**

**Furnace/Utility Room**  
Legal/Tax/Financial

**Basement**

**9`2" x 6`2"**

Title:  
**Fee Simple**  
Legal Desc:

**1612130**

Zoning:  
**R-G**

Remarks

Pub Rmks: **welcome to this beautiful home occupied by the original owners in the most desirable community of NE Calgary Cornerstone . open main floor offers 2 sitting areas living room and family room ,beautiful modern kitchen ,dinning room and 2 piece bath. Upstairs has 4 generous sized bedroom including the big master bedroom with master ensuite , additional 5 piece and laundry room . Fully finished basement has its own side entrance , very big rec/living area , 2 bedrooms and 4 piece bathroom. oversized garage ,fully concreted backyard ,fenced checks all the boxes to call this beautiful property your next home. Conveniently Located close to shopping , grocery store , coffee and restaurants and major banks . BEAUTIFUL CLEAN WELL KEPT PROPERTY PERFECT FOR A GROWING FAMILY OR INVESTERS .**

Inclusions:  
Property Listed By:

**NONE**  
**Royal LePage METRO**

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