

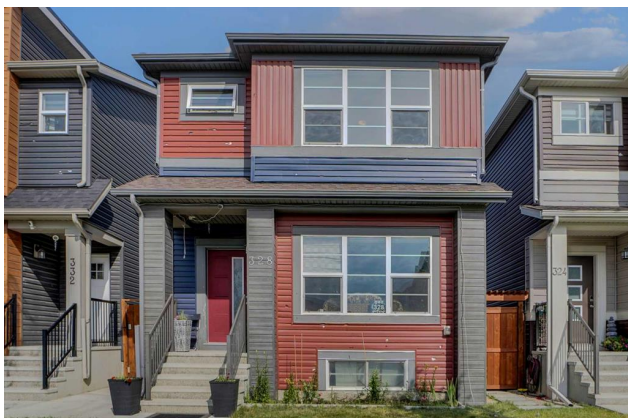


THE
A-TEAM

**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** Finished Floor Area
 Year Built: **2017** Abv Sqft: **1,843**
Lot Information Low Sqft:
 Lot Sz Ar: **2,820 sqft** Ttl Sqft: **1,843**
 Lot Shape:

DOM

88
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

