



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**156 CORNERSTONE Passage, Calgary T3N 1B9**

MLS®#: **A2160112**      Area: **Cornerstone**      Listing **08/23/24**      List Price: **\$759,000**  
 Status: **Active**      County: **Calgary**      Date:      Change: **+\$60k, 12-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2017**      Abv Sqft: **1,798**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **2,820 sqft**      Ttl Sqft: **1,798**  
 Lot Shape:

DOM

**26**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Garden,Other,Playground**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Gas Range,Refrigerator,Washer/Dryer**  
 Int Feat: **Breakfast Bar,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`11" x 11`10"	Kitchen	Main	12`7" x 9`4"
Foyer	Main	10`7" x 8`3"	Dining Room	Main	12`7" x 9`7"
Bedroom	Main	11`7" x 9`4"	4pc Bathroom	Main	8`0" x 8`0"
Bedroom - Primary	Upper	14`10" x 14`0"	Bedroom	Upper	15`11" x 9`2"
Bedroom	Upper	12`1" x 9`5"	5pc Ensuite bath	Upper	10`11" x 9`2"
4pc Bathroom	Upper	9`3" x 5`1"	Walk-In Closet	Upper	8`11" x 5`5"
Bedroom	Basement	11`9" x 10`2"	Bedroom	Basement	10`6" x 10`1"

**Kitchen**  
**4pc Bathroom**

**Basement**  
**Basement**

**16`9" x 4`8"**  
**8`0" x 5`1"**

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

**Basement**  
**Basement**

**21`6" x 9`6"**  
**11`9" x 7`5"**

Title:  
**Fee Simple**  
Legal Desc:

**1612130**

Zoning:  
**R-G**

Remarks

Pub Rmks: **6 Bedrooms and 4 full bathrooms fully developed house with 2 bedroom Illegal Suite in the basement. As you enter the main Level offers a huge living space and a corner kitchen on the back. The Kitchen is fully upgraded with quartz counter tops, Gas Range, Chimney Hood Fan. The main level has a bedroom with a huge window and a Full Bath for the convenience. Upstairs has a huge master bedroom that comes with a 5 PC Ensuite with Double Vanity, Glass Shower and a separate Soaker Tub. Basement has an Illegal Suite with SEPARATE Entrance, huge recreation room, Kitchen and 2 great size bedrooms. Located on a quiet street but very close to amenities etc., park, shopping and transit route**

Inclusions:  
Property Listed By: **n/a**  
**RE/MAX Complete Realty**

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





















