



THE
A-TEAM

**RE/MAX
FIRST**

156 CORNERSTONE Passage, Calgary T3N 1B9

MLS®#: **A2160112** Area: **Cornerstone** Listing **08/23/24** List Price: **\$715,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$10k, 13-Nov** 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

89
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: **Vacant For Quick Possession | Upgraded | New Paint. 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











