



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1244 CORNERSTONE Street, Calgary T3N 1E6**

MLS®#: **A2160495**      Area: **Cornerstone**      Listing Date: **08/27/24**      List Price: **\$489,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2016**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **1,558**  
 Low Sqft:  
 Ttl Sqft: **1,558**

Views  
**Double Garage Attached**

DOM

**22**  
Layout  
 Beds: **4 ( 4 )**  
 Baths: **2.5 ( 2 1 )**  
 Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet, Tile, Vinyl**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Second	14`5" x 12`11"	Kitchen	Second	10`4" x 9`1"
Dining Room	Second	12`1" x 8`11"	Laundry	Third	4`11" x 2`11"
Balcony	Second	9`3" x 6`4"	Furnace/Utility Room	Main	6`10" x 4`5"
Foyer	Main	5`5" x 4`5"	Walk-In Closet	Third	4`5" x 4`0"
Bedroom - Primary	Third	11`6" x 9`11"	Bedroom	Third	9`11" x 9`1"
Bedroom	Third	8`7" x 8`5"	Bedroom	Main	10`2" x 7`11"
4pc Ensuite bath	Third	8`2" x 7`0"	4pc Bathroom	Third	8`0" x 4`11"

**2pc Bathroom**

**Second**

**5`2" x 4`11"**

Legal/Tax/Financial

Condo Fee:  
**\$302**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-G**

Legal Desc: **1810324**

Remarks

Pub Rmks: **Welcome Home, where luxury meets comfort in this immaculately upgraded property. This spacious home spans over 1,558 sq. ft. of fully developed living space across three levels. It features 4 bedrooms, 2.5 bathrooms, and a heated, attached double garage. The main floor is ideal for entertaining, showcasing a large, open kitchen complete with a full island, quartz countertops, stainless steel appliances, upgraded flooring, and custom built-in. The layout flows seamlessly into the living and dining areas, with direct access to a private balcony. The top floor is dedicated to relaxation, with a generous primary bedroom featuring an ensuite and a walk-in closet. Two additional bedrooms, a full 4-piece guest bathroom, and convenient upstairs laundry round out this level. On the lower level, you'll find a versatile 4th bedroom or home office or additional living space, equipped with a closet and a huge windows for natural light. This level also provides access to the heated garage. Located in the family-friendly community of Cornerstone, you'll enjoy nearby parks, playgrounds, wetlands, and shopping.**

Inclusions:

**N/A**

Property Listed By:

**Real Estate Professionals Inc.**

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