



THE A-TEAM

RE/MAX FIRST

1633 CORNERSTONE Boulevard, Calgary t3n1h2

MLS@#: A2162175 Area: Cornerstone Listing Date: 09/09/24 List Price: \$549,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Calgary
Year Built: 2017
Finished Floor Area: 1,542
Low Sqft: 1,542
Ttl Sqft: 1,542
Lot Sz Ar: 2,228 sqft
Lot Shape:

DOM

10
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 2 Storey

Parking

Ttl Park: 2
Garage Sz:

Access:
Lot Feat: Back Lane, Back Yard
Park Feat: Alley Access, Off Street, Parking Pad

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: BBQ gas line, Private Yard
Construction: Vinyl Siding, Wood Frame
Flooring: Carpet, Ceramic Tile, Laminate
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Int Feat: Pantry, Quartz Counters
Utilities: Electricity Connected, Natural Gas Connected, Fiber Optics Available, Garbage Collection, High Speed Internet Available, Underground Utilities, Water Connected

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Entrance, Bathroom, Dining Room, Kitchen, Bedroom, Laundry, and Bedroom - Primary with their respective levels and dimensions.

5pc Ensuite bath

Upper

5`8" x 8`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

1612130

Zoning:  
**R-Gm**

Remarks

Pub Rmks: **WELCOME TO THIS BEAUTIFUL TOWNHOUSE\*NO CONDO FEES\* This bright and modern 2 storey townhouse is in the much sought after community of CORNERSTONE. The home offers abundance of natural light with a vibrant open floor plan that flows smoothly into the functional kitchen with spotlights, QUARTZ COUNTERTOPS, a centralized island/eating bar and a walk-in corner pantry. The kitchen features stainless steel appliances, which include a French Door refrigerator w/icemaker, electric stove, hood fan and a microwave. The main floor includes a den, which can be used as an office space/kids activity room, and a 2-piece bathroom with an adjacent storage cabinet. The 2nd level offers a master bedroom with a private 5-piece en-suite bathroom and a walk-in closet along with 2 spacious bedrooms and a full 4-piece bathroom. The laundry room is conveniently located on the 2nd floor offering additional space. The unfinished basement comes with plumbing rough-in providing an opportunity for you to create and finish your ideal living space. Upgrades include a Glass Top Convection Range, MOEN Faucets, Canarm Designer Lighting, USB Charging Outlets & a Touchscreen Thermostat . The front and rear mud spaces have tiled flooring. The kitchen comes with a gas line for a future gas-range/cooktop and extends to a barbeque line on the deck. The backyard is beautifully fenced and gated for your privacy to enjoy your evenings and social gatherings. Love the most vibrant new community with restaurants, groceries, gas station, upcoming schools, parks, playgrounds, and transit within footsteps. Spanning over 1,000 acres in Calgary's northeast, it's a place for families at all stages of life to plant their roots. Call today to book your Private Showing.**

Inclusions:  
Property Listed By: **N/A**  
**Five Star Realty**

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



















