

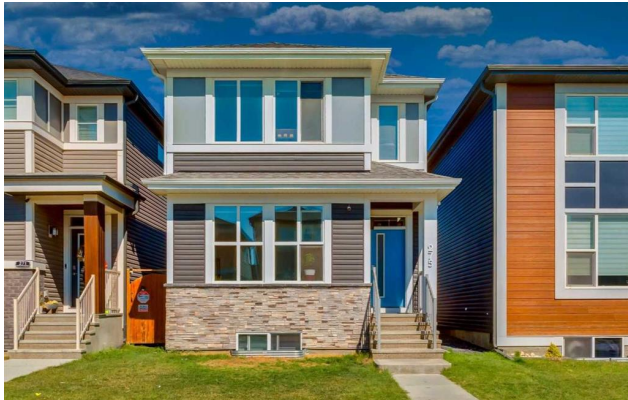


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**275 CORNERSTONE Crescent, Calgary T3N 1R5**

MLS®#: **A2162205**      Area: **Cornerstone**      Listing Date: **09/05/24**      List Price: **\$740,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2020**  
Lot Information  
 Lot Sz Ar: **2,820 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,785**  
 Low Sqft:  
 Ttl Sqft: **1,785**

DOM

**13**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction: **Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Range Hood**  
 Int Feat: **Breakfast Bar,Open Floorplan,Pantry,See Remarks**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	7`8" x 4`7"	Kitchen	Main	12`10" x 9`10"
Pantry	Main	5`10" x 4`5"	Living Room	Main	14`10" x 11`5"
Dining Room	Main	8`8" x 7`8"	Bedroom	Main	11`6" x 9`4"
3pc Bathroom	Main	7`10" x 4`11"	Mud Room	Main	6`1" x 5`10"
Family Room	Basement	14`3" x 12`1"	Kitchen	Basement	12`3" x 11`6"
Bedroom	Basement	11`7" x 9`9"	Walk-In Closet	Basement	5`8" x 2`11"
Bedroom	Basement	10`11" x 9`4"	4pc Bathroom	Basement	8`0" x 4`11"
Laundry	Basement	4`4" x 3`6"	Bedroom - Primary	Upper	12`10" x 12`4"

Walk-In Closet  
Bedroom  
4pc Bathroom  
Laundry

Upper  
Upper  
Upper  
Upper

8`6" x 5`7"  
11`6" x 9`4"  
9`0" x 4`11"  
5`4" x 5`0"

4pc Ensuite bath  
Bedroom  
Bonus Room

Upper  
Upper  
Upper

9`1" x 4`11"  
10`6" x 9`1"  
9`6" x 9`3"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1910592**

Zoning:  
**R-G**

Remarks

Pub Rmks: **JAYMAN BUILT | SEPARATE ENTRANCE | DOUBLE GARAGE | HIGH END UPGRADES | SEPARATE LAUNDRY | 6 BEDROOMS | 4 FULL BATHROOMS | Welcome to this meticulously maintained Jayman Built Home, epitomizing pride of ownership in every corner. Nestled in the vibrant neighborhood of Cornerstone, with easy access to major roads like Stoney and Deerfoot Trail, convenience meets comfort. With over 2500 square feet of fully developed living, the layout of this home is both practical and luxurious while featuring 6 bedrooms and 4 full bathrooms. Upstairs, discover 3 generously sized bedrooms, a convenient laundry room, and a cozy bonus room. The main floor boasts an additional bedroom with a full bathroom, complemented by an open concept kitchen flowing seamlessly into the large living area. A standout feature is the fully developed basement with a separate entrance, offering 2 bedrooms, 1 bath, a full-sized kitchen, and separate laundry—an ideal setup as a rental suite or for extended family. Outside, enjoy the beautifully landscaped backyard complete with a garden bed and an oversized double garage. This home is loaded with upgrades including solar panels, smart home technology, a tankless hot water tank, and more, ensuring modern comfort and efficiency. Located just a short drive from abundant amenities including restaurants and shopping centers, this home offers the perfect blend of luxury, convenience, and practicality!**

Inclusions: **2x Refrigerators, 2x Stoves, 2x Washers, 2x Dryers, Bidets**  
Property Listed By: **Real Broker**

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