

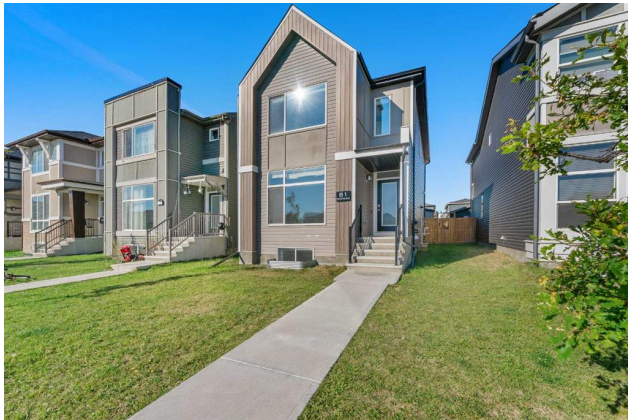


THE A-TEAM

RE/MAX FIRST

81 CORNERSTONE Heath, Calgary T3N 1G1

MLS#: A2162701 Area: Cornerstone Listing: 09/06/24 List Price: \$739,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2018
Lot Information
Lot Sz Ar: 3,035 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,814
Low Sqft:
Ttl Sqft: 1,814

DOM

12
Layout
Beds: 6 (4 2)
Baths: 4.0 (4 0)
Style: 2 Storey

Parking

Ttl Park: 3
Garage Sz: 2

Access:

Lot Feat: Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Interior Lot, Street Lighting, Rectangular Lot
Park Feat: Alley Access, Double Garage Detached, Garage Faces Rear, On Street

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Lighting, Rain Gutters

Construction: Vinyl Siding, Wood Frame
Flooring: Carpet, Ceramic Tile, Laminate
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Int Feat: Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Bathroom, Dining Room, Living Room, etc. with their respective levels and dimensions.

**Bedroom
Game Room**

**Basement
Basement**

**10`6" x 9`10"
17`10" x 9`6"**

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

**Basement
Basement**

**14`3" x 12`2"
8`1" x 13`11"**

Title:
Fee Simple
Legal Desc:

1612130

Zoning:
R-G

Remarks

Pub Rmks: **** Legal 2 Bedroom Basement Suite ** East/West Facing | Faces Park/Greenspace | Main Level Bed & 3pc Bath | Beautiful Finishes | Quartz Countertops | Gas Stove | Walk-in Pantry | Pot Lighting | Large Windows | Wide Plank Flooring | High Ceilings | Upper Level & Basement Laundry | Separate Entrance to Basement | Fully Fenced Backyard | Low Maintenance Landscaping | Rear Double Detached Garage | Alley Access | Incredible Location. Welcome to your remarkable 2-storey family home boasting 1814 SqFt throughout the main and upper levels with an additional 823 SqFt in the legal 2 bedroom basement suite. Open the front door to a tiled foyer with closet storage. At the front of the home is a spacious bedroom and 3pc bath with a walk-in shower. The living space in this home sits in an open concept with dining and kitchen which welcomes hosting friends and family! The kitchen is outfitted with thick granite countertops, ample cabinet storage, stainless steel appliances, a gas stove and a peninsula with barstool seating space for small meals. Across from the kitchen is a walk-in pantry with wire shelving for dry goods storage. At the rear of the home is a mud room with a closet. The mudroom leads to the fully fenced backyard with a deck and double detached garage. Upstairs holds 3 bedrooms, 2 full bathrooms and laundry. The primary bedroom has a 4pc ensuite bath and deep walk-in closet. Bedrooms 2 & 3 on the upper level are both great sized and share the main 4pc bathroom. The laundry room located on this upper level is a bonus as it is near all the bedrooms! Downstairs, the 2 bedroom legal basement suite has a separate entrance and its own laundry! The open floor plan kitchen and rec room allow for both dining and living in this space. The kitchen is finished with full height cabinets, a modern backsplash and stainless steel appliances. The 2 bedrooms on this lower level are both great sized. These share the 4pc bathroom with a tub/shower combo and single vanity with storage below. Outside, this home has a West facing backyard with a deck and double detached garage with alley access. The backyard requires zero maintenance as its fully landscaped with a large patio. Directly across from your front door is a park/greenspace which is an added bonus for another space for the kids to play! This home is located minutes from all shopping amenities. Hurry and book your showing at your beautiful move-in ready home today!**

Inclusions:
Property Listed By:

**Basement: Stove, washer, dryer,
RE/MAX Crown**

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





