



THE
A-TEAM

**RE/MAX
FIRST**

864 CORNERSTONE Boulevard, Calgary T3N 2E2

MLS®#: **A2162722** Area: **Cornerstone** Listing Date: **09/04/24** List Price: **\$498,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2022**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Other**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,573**
 Low Sqft:
 Ttl Sqft: **1,573**

DOM

14
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete, Vinyl Siding, Wood Frame**
 Heating: **Central** Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony, BBQ gas line** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 4`6"	Dining Room	Main	8`8" x 7`10"
Kitchen	Main	11`8" x 11`11"	Living Room	Main	17`2" x 16`2"
3pc Ensuite bath	Upper	8`2" x 4`11"	4pc Bathroom	Upper	8`2" x 4`11"
Bedroom	Upper	8`2" x 12`4"	Bedroom	Upper	8`8" x 10`1"
Bedroom - Primary	Upper	13`4" x 11`6"	Bedroom	Lower	9`4" x 10`0"
Furnace/Utility Room	Lower	9`5" x 4`1"			

Legal/Tax/Financial

Condo Fee:
\$261

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
m-1

Legal Desc: **2211473**

Remarks

Pub Rmks: **This west-facing 4-bedroom townhouse boasts a double attached garage. The lower level includes a versatile bedroom/den with direct access to the garage. On the main floor, enjoy a spacious open living area, a tech space, a balcony, a kitchen featuring quartz countertops, and a convenient 2-piece bathroom. Large windows throughout ensure excellent cross ventilation and abundant natural light. The upper level offers a laundry area, a linen closet, a 4-piece bathroom, two well-sized bedrooms, and a primary bedroom complete with a 3-piece ensuite and walk-in closet. Situated just steps from a shopping center with Chalo Frescho, RBC Bank, and Tim Hortons, and only a short drive from Calgary International Airport and local restaurants, this townhouse is a must-see. Don't wait—schedule your showing with your favorite REALTOR® today! ***Virtual photos have been used for furniture display*****

Inclusions:
Property Listed By: **PREP Realty**

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