



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1865 CORNERSTONE Boulevard, Calgary T3N 2L4**

MLS®#: **A2164409**

Area: **Cornerstone**

Listing Date: **09/10/24**

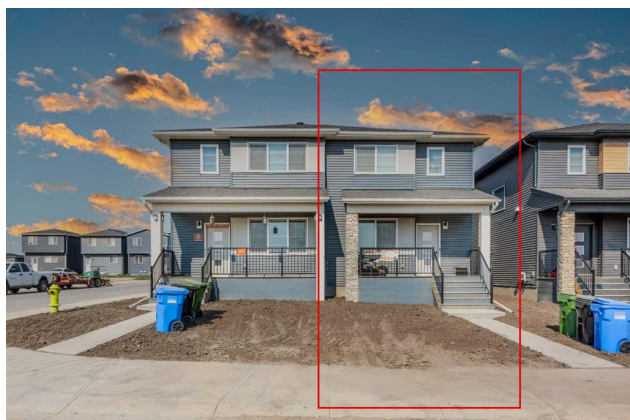
List Price: **\$640,000**

Status: **Active**

County: **Calgary**

Change: **-\$9k, 06-Nov**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,644**

Year Built:

**2023**

Low Sqft:

Ttl Sqft:

**1,644**

Lot Information

Lot Sz Ar:

**2,691 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Back Lane,Level**

**Parking Pad**

DOM

**71**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Playground**

Construction:

**Concrete,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer Stacked**

Int Feat:

**Granite Counters,No Animal Home,No Smoking Home,Pantry**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`3" x 5`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`2" x 11`8"</b>
<b>Foyer</b>	<b>Main</b>	<b>5`3" x 5`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`2" x 12`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`1" x 15`5"</b>	<b>Mud Room</b>	<b>Main</b>	<b>3`5" x 5`11"</b>
<b>Pantry</b>	<b>Main</b>	<b>5`7" x 7`1"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>8`2" x 7`5"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`1" x 7`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 10`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`6" x 13`0"</b>	<b>Laundry</b>	<b>Upper</b>	<b>3`6" x 4`3"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>12`10" x 13`1"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>10`8" x 14`7"</b>

Walk-In Closet

Upper

4`1" x 7`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2311614

Zoning:

R-G

Remarks

Pub Rmks:

**\*\*\* Welcome to this beautiful 1645 sqft east facing duplex with all the modern touches excellent home in the most favorite north east community of CORNERSTONE. This attractive open floor plan home comes with lot of features and up grades. The main entrance leads to the very big front facing living room. The gorgeous modern kitchen overlooks both the dining room and living room with a very wide and bright window. Kitchen features with beautiful centre island , White cabinets, stainless steel appliances, beautiful big pantry. Access the deck and backyard through the mud area right beside the kitchen. Also you will find powder room next to the back entrance. Very nice stylish stairs lead you to the upper floor which consists of three good size bedrooms and bonus room . Primary bed with 3 pc ensuite and walk in closet and an other common bath complete this wonderful upper floor plan of this gorgeous duplex. Basement side entrance ,roughing and one good size window is waiting for new owner ideas. The house has hail damage from Aug 5th, 2024 hail storm. The insurance claim is ongoing.**

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





