50 CORNERSTONE Passage #402, Calgary T3N1B9

MLS®#:	**A2168405**	Area:	**Cornerstone**	Listing Date:	**09/24/24**	List Price:	**$475,000**
Status:	**Active**	County:	**Calgary**	Change:	**None**	Association:	**Fort McMurray**

General Information				DOM
Prop Type:	**Residential**			**35**
Sub Type:	**Row/Townhouse**			Layout
City/Town:	**Calgary**	Finished Floor Area		Beds: **4 (4)**
Year Built:	**2022**	Abv Sqft:	**1,606**	Baths: **2.5 (2 1)**
Lot Information		Low Sqft:		Style: **3 Storey**
Lot Sz Ar:		Ttl Sqft:	**1,606**	
Lot Shape:				
				Parking
				Ttl Park: **2**
Access:				Garage Sz: **2**
Lot Feat:	**Other**			
Park Feat:	**Double Garage Detached**			

Utilities and Features

Roof:	**Asphalt Shingle**	Construction:	
Heating:	**Forced Air**		**Vinyl Siding,Wood Frame**
Sewer:		Flooring:	
Ext Feat:	**None**		**Carpet,Vinyl Plank**
		Water Source:	
		Fnd/Bsmt:	
			Poured Concrete
Kitchen Appl:	**Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**		
Int Feat:	**High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**		
Utilities:			

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	**Main**	**11`2" x 9`2"**	**Foyer**	**Main**	**7`9" x 13`0"**
Storage	**Main**	**8`11" x 3`8"**	**2pc Bathroom**	**Upper**	**5`2" x 8`11"**
Dining Room	**Upper**	**13`7" x 10`6"**	**Kitchen**	**Upper**	**19`3" x 11`10"**
Living Room	**Upper**	**19`3" x 12`2"**	**4pc Bathroom**	**Third**	**5`7" x 8`0"**
4pc Ensuite bath	**Third**	**7`11" x 5`0"**	**Bedroom**	**Third**	**9`5" x 12`2"**
Bedroom	**Third**	**9`5" x 12`2"**	**Bedroom - Primary**	**Third**	**10`11" x 14`5"**

Legal/Tax/Financial

Condo Fee:		Title:		Zoning:
$202		**Fee Simple**		**M-G**
		Fee Freq:		
		Monthly		

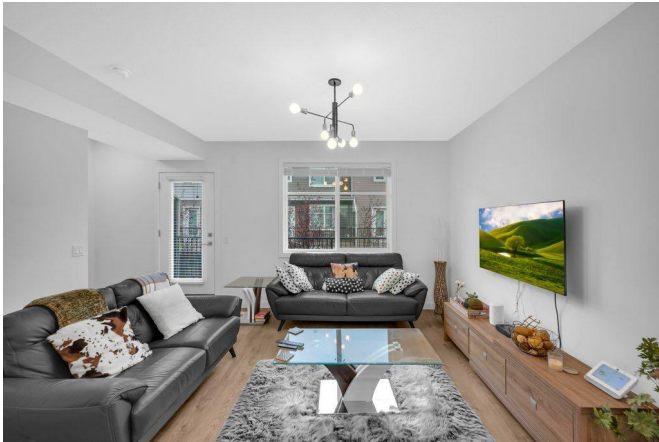Legal Desc: **2210867**

Remarks

Pub Rmks: **Welcome to stunning house in the community of Cornerstone! This is fully upgraded house With a total of 4 bedrooms and 2.5 bathrooms, including a convenient full room on the main floor, this residence offers ample space for family and guests. The 9-foot ceilings throughout enhance the sense of openness and grandeur, while the fully upgraded features, including quartz countertops and LED lights, add a touch of elegance. The main floor features a double attached garage for convenience, while the second-floor delights with a spacious kitchen complete with pantry, a cozy nook, a large living room, and a balcony equipped with a gas pipeline for your BBQ needs. Upstairs, the third floor is dedicated to relaxation and convenience, featuring a master bedroom with a walk-in closet and ensuite washroom, along with two additional well-sized bedrooms and another full washroom. The laundry room, adds practicality to daily living. Situated close to all amenities, this home offers not only luxury and comfort but also convenience and accessibility. You'll have easy access to major roadways such as Stoney Trail, Country Hills Boulevard, and Deerfoot Trail. Additionally, the Calgary airport and Cross Iron Mall are just a short drive away. Don't miss the opportunity to own this beautiful townhouse in the vibrant and convenient community of Cornerstone.**

Inclusions: **ALL APPLIANCES**

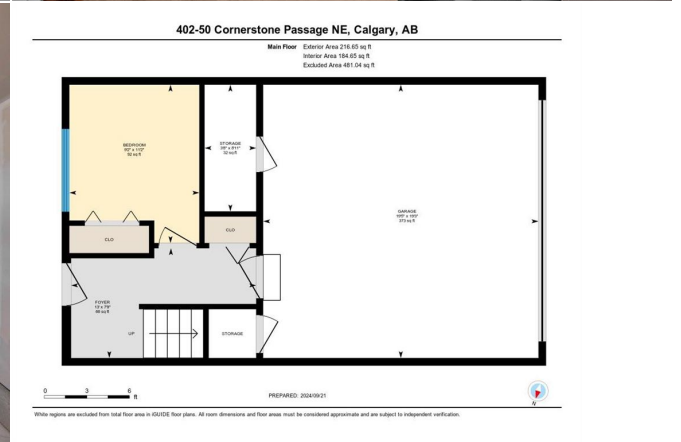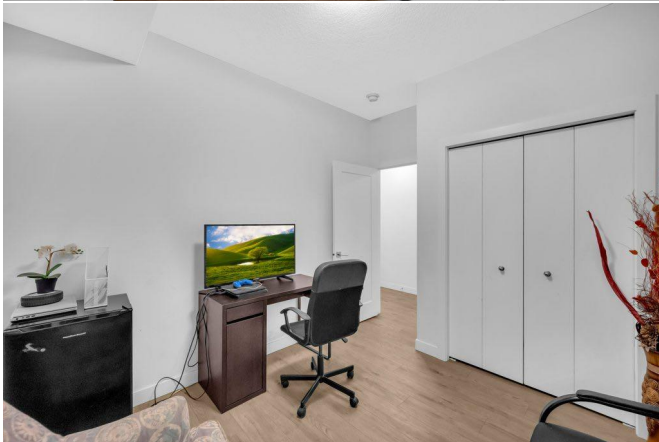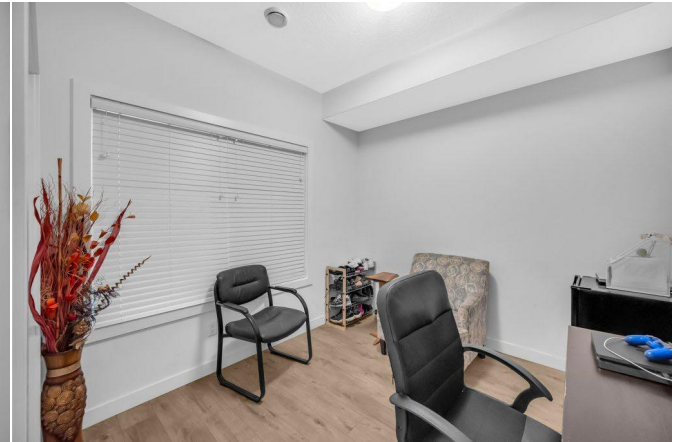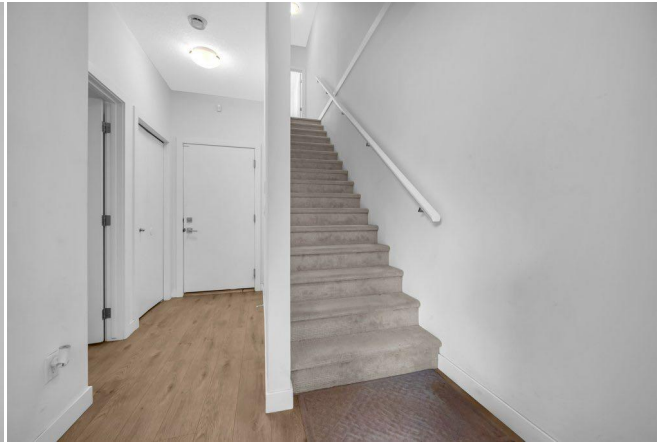Property Listed By: **RE/MAX iRealty Innovations**

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

402-50 Cornerstone Passage NE, Calgary, AB

Main Floor Exterior Area 216.65 sq ft
Interior Area 184.65 sq ft
Excluded Area 481.04 sq ft

PREPARED: 2024/09/21

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas are considered approximate and are subject to independent verification.

Upper Floor Exterior Area 694.59 sq ft
Interior Area 632.27 sq ft

DECK

LIVING
12'2" x 18'0"
223 sq ft

KITCHEN
11'10" x 18'0"
189 sq ft

DINING
9'8" x 13'7"
130 sq ft

PNT

UP

DN

2PC BATH
3'11" x 5'0"
40 sq ft

0 3 6
ft

PREPARED: 2024/09/21

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Top Floor Exterior Area 694.89 sq ft
Interior Area 632.96 sq ft

PRIMARY
14'0" x 10'11"
130 sq ft

4PC BATH
8' x 8'7"
64 sq ft

CLOSET

BEDROOM
12'2" x 9'0"
132 sq ft

HALL

4PC ENSUITE
5' x 7'11"
40 sq ft

WIC

LAUNDRY

DN

CLOSET

BEDROOM
12'2" x 9'0"
121 sq ft

0 3 6
ft

PREPARED: 2024/09/21

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